

COUNTY OF LOS ANGELES

OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE (213) 974-1930 FACSIMILE (213) 613-4751 TDD

(213) 633-0901

ANDREA SHERIDAN ORDIN
County Counsel

October 11, 2011

ADOPTED

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

Sachi a. Hamai SACHI A. HAMAI

#16 of OCTOBER 11, 2011 04/26/

Agenda No. 6 04/26/11

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012

Re:

PROJECT NUMBER R2006-02726-(4)

COASTAL DEVELOPMENT PERMIT NUMBER 2006-00003-(4)

CONDITIONAL USE PERMIT NUMBER 2006-00223-(4)

PARKING PERMIT NUMBER 2006-00015-(4) FOURTH DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a public hearing on the above-referenced permits to authorize the demolition of an existing commercial facility on Marina del Rey Parcel 21 and the subsequent construction of a new 29,348-square-foot commercial facility with an attached 6-level parking structure and a 28-foot-wide pedestrian promenade applied for by Holiday-Panay Way Marina L.P. At the conclusion of the hearing you indicated an intent to approve the permits and instructed our office to prepare findings and conditions for your consideration. Enclosed are the findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN

County Counsel

Βv

ELAINE M. LEMKE

Principal Deputy County Counsel

Property Division

APPROYED AND RELEASED:

J**O**HN F. KRÁTTLI

Senior Assistant County Counsel

EML:vn

Enclosures

HOA.823500.1

FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER

PROJECT NUMBER R2006-02726-(4) COASTAL DEVELOPMENT PERMIT NUMBER 2006-00003-(4) CONDITIONAL USE PERMIT NUMBER 2006-00223-(4) PARKING PERMIT NUMBER 2006-00015-(4)

- 1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Project No. R2006-02726-(4) ("Project"), consisting of Coastal Development Permit No. 2006-00003-(4) ("CDP"), Conditional Use Permit No. R2006-00223-(4) ("CUP"), and Parking Permit No. 2006-00015-(4) ("Parking Permit"), (collectively, the "Project") on April 26, 2011. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on October 21, 2009, November 4, 2009, December 16, 2009, April 7, 2010, and April 28, 2010.
- 2. The permittee, Holiday-Panay Way Marina L.P., requests the CDP, CUP, and the Parking Permit to authorize demolition of an existing commercial facility on Marina del Rey Parcel 21 ("Parcel 21") and the subsequent construction on that parcel of a new 29,348-square-foot commercial facility with an attached 6-level parking structure and a 28-foot-wide pedestrian promenade. The parking structure would contain 447 parking spaces. The Project includes two 56-foot-tall buildings, comprising the commercial building and the parking structure. The CDP will authorize the demolition and construction of these improvements. The CUP authorizes a 2,916-square-foot visitor serving/convenience commercial center, a parking structure, a yacht club, and a 10,000-square-foot health club. The Parking Permit is requested to allow transfer of 94 required public parking spaces on Marina del Rey Parcel OT to Parcel 21.
- 3. The 2.55-acre subject Parcel 21 is located on Panay Way, east of and near the northeast corner of the intersection of Via Marina and Panay Way in the unincorporated community of Marina del Rey. The subject property is located in the Playa del Rey Zoned District. Frontage is on Panay Way to the south of the buildings. Adjoining the subject property is Marina del Rey Parcel GR to the west, Marina del Rey Parcel 18 to the east, and Marina Basin D to the north.
- 4. The subject property is zoned "Specific Plan" within the Marina del Rey Local Coastal Program ("LCP"). The subject parcel's existing land use designation per the LCP is Marine Commercial with a Waterfront Overlay Zone ("WOZ").
- 5. Zoning designations on the surrounding properties consist of the following:

North:

Water (per Marina del Rey Specific Plan):

South:

Residential IV (WOZ) (per Marina del Rey Specific Plan):

East:

Marine Commercial and Residential III (per Marina del Rey Specific

Plan); and

West:

Parking (per Marina del Rey Specific Plan).

- 6. The subject property is currently developed with two commercial buildings that are two stories in height, two boater serving buildings that are one story in height, and a paved at-grade parking area containing 192 parking spaces.
- 7. Land uses on surrounding properties consist of the following:

North: Marina del Rey Basin D, Marina Beach, boat storage, and multi-

family residential (rental apartments);

South: Multi-family residential (rental apartments);

East: Multi-family residential (rental apartments); and

West: Public parking and multi-family residential (rental apartments).

- 8. No zoning enforcement actions or zoning permit cases were found for the subject property. In April 1967, Plot Plan 16015 was approved for a 4,056-square-foot administration building, two boater serving buildings, a 226-space parking lot, and 28,848 square feet of dock space.
- 9. The Project site plan depicts the two proposed structures which consist of a 29,348-square-foot commercial center on the western side of the parcel, a 6-level parking structure containing 447 spaces located on the eastern portion of the parcel, and the 28-foot-wide waterfront pedestrian promenade on the north side of the parcel. The third level of each structure is devoted to parking, and the structures are connected by a ramp at those levels. The proposed structures have a maximum roof height of 56 feet above grade. The facade extends to a maximum height of 59 feet. The proposed commercial building is comprised of four levels with the first two levels containing the health club, visitorserving/convenience commercial and marine commercial uses, a third floor dedicated to parking with 49 parking spaces, and the fourth floor containing a yacht club. The first floor of the commercial building will also contain the proposed boater restrooms and showers. The plan depicts the yacht club with a large dining room, commercial kitchen, office, food storage area, public and employee restrooms, and a deck which extends along the entire fourth floor.
- 10. The site plan depicts a vehicular entrance/exit into the building garage via the 26-foot-wide driveway provided on the southerly portion of the parcel on Panay Way.
- 11. The LCP provides development guidelines for the unincorporated community of Marina del Rey. The LCP consist of two sets of inter-related requirements: the Marina del Rey Land Use Plan ("LUP") containing land use policies and the Local Implementation Program or Specific Plan containing development-specific requirements.
- 12. Consistent with Marina del Rey Specific Plan requirements, the Project was reviewed and conceptually approved by the County Department of Beaches and Harbors' ("Beaches and Harbors") Design Control Board ("DCB"). In rendering its conceptual approval for the Project, the DCB found the proposed Project

- conformed with public access, height, circulation, building massing, visual impact, and view requirements of the LCP.
- 13. The permittee submitted a preliminary geotechnical report to the County Department of Public Works ("Public Works") (a copy of this report is included in the EIR appendices) as part of its application filing, the content of which is compliant with LCP requirements. Site development will be based on thorough site-specific geologic and soils studies, including specific geotechnical studies related to mitigation of liquefaction and lateral spreading. The Project was also designed to utilize earthquake-resistant construction and engineering practices, in compliance with applicable County and State regulations and ordinances.
- 14. Project conditions will require the permittee to conduct site development in conformity with the archeological reporting requirements specified in sections 22.46.1190.A.2.a-c of the Los Angeles County Code ("County Code").
- 15. To ensure project consistency with section 22.46.1190.A.3 of the County Code, project conditions will require implementation of a Functional Transportation Systems Management (TSM)/Transportation Demand Management (TDM) program.
- 16. At the Board's April 26, 2011 meeting, a joint hearing was held on this Project and Project R2006-01510-(4), which proposes to replace a public parking lot with a senior accommodations facility on Parcel OT. The projects are proposed by the same permittee. A single environmental impact report ("EIR") evaluating project-specific and cumulative environmental impacts of both projects was prepared and considered by the Board. The Draft EIR ("DEIR") and Final EIR ("FEIR") for the projects were prepared in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The FEIR determined that implementation of the projects would generate significant project level and cumulative visual impacts, significant cumulative traffic impacts, and significant noise impacts at the balconies of the proposed senior accommodations project even with the required mitigation measures.
- 17. At the Board's hearing, staff from the County Department of Regional Planning ("Regional Planning") briefly outlined the projects and also noted that the developer was relinquishing 200 feet of one of its leased parcels to Beaches and Harbors to allow expansion of a nearby parking facility.
- 18. Thirteen people testified at the hearing, two in favor of the project, ten opposed to it, and one person did not indicate support or opposition, but requested that care be taken in selecting a parking vendor or administrator and in setting parking costs. Opposition testimony included, but was not limited to, claims that the Project was inconsistent with the LCP and the California Coastal Act, the EIR was deficient, the Project reflected over-development of the Marina and was out

3

- of character with the community, traffic problems would be created, and the Project undermines the County's bicycle master plan. Opponents also criticized the process and asserted that public input was ignored.
- 19. Prior to consideration by the Board, the Commission opened its duly-noticed public hearing regarding the Project on October 21, 2009. Like the Board, the Commission conducted a concurrent public hearing and reviewed the EIR regarding the subject project and Project No. R2006-1510, the seniors' accommodations facility, at its October 21, 2009 meeting and at each re-noticed or continued hearing date thereafter.
- 20. At the Commission's initial hearing day, the Project permittee and three other people testified in support of the Project, asserting that it would modernize and improve services to marine businesses and boaters at the site. Six people testified in opposition to the Project. Opponents testified that: 1) the County was piecemealing development projects in the Marina and should create a master plan; 2) the DCB opposed and had not approved the Project; and 3) the Project should not be considered until the County completed its proposed Major Local Coastal Plan amendment that contains a cumulative impact assessment.
- 21. At the conclusion of the testimony on this initial hearing day, the Commission directed staff to prepare a summary of the various concerns expressed by the testifiers and instructed the permittee to respond to these concerns. The Commission continued the hearing to February 10, 2010.
- 22. Prior to the February 10, 2010 Commission hearing, Beaches and Harbors requested in a letter that an earlier hearing date be considered. The Commission considered the letter as a discussion item at the November 4, 2009 hearing and voted unanimously to change the continued hearing date to December 16, 2009.
- 23. The Commission held a duly noticed public hearing session on both projects and their associated DEIR on December 16, 2009. At the conclusion of the testimony, one commissioner requested additional public amenities be installed on the promenade. The Commission continued the hearing to April 7, 2010, and directed the permittee to return to the DCB for further review of the Project's pedestrian promenade. The Commission directed Regional Planning staff to prepare final findings and conditions for the Project and to prepare the FEIR for the Commission's consideration at the April 7, 2010 continued public hearing.
- 24. At the April 7, 2010 continued public hearing, Regional Planning staff informed the Commission that it needed additional time to prepare the FEIR and other final documentation for the Commission's consideration. The Commission continued the public hearing to April 28, 2010.
- 25. At the April 28, 2010 continued public hearing, Regional Planning staff provided a brief summary of the Project. The permittee explained changes made to the Project after review by the DCB on February 17, 2010. The permittee also

requested to withdraw a proposed Plan Amendment associated with the Project. Four people testified in opposition. Opponents contended that: 1) the Project should not be considered without the initially proposed Plan Amendment; 2) the Project is inconsistent with the LCP; 3) a pedestrian promenade does not provide for adequate recreation; 4) the related seniors' accommodation facility was more appropriate for Parcel 21; and 5) the FEIR misrepresented the parcel's frontage. After opposition testimony, the permittee's consultant presented testimony to rebut the claims of LCP inconsistency. Regional Planning staff clarified how the view corridor was calculated and provided parcel frontage information with and without the initially proposed plan amendment.

- 26. Following staff clarification and the Commission discussion at the continued April 28, 2010 hearing, the Commission certified that it independently reviewed and considered the information contained in the FEIR prepared by the County as the lead agency; certified the FEIR; adopted the Mitigation Monitoring Plan ("MMP") for the Project, finding that, pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that conditions of approval prepared for the Project are the only mitigation measures for the Project which are feasible and that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in these findings; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to the extent possible and to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the findings and in the Environmental Findings of Fact and Statement of Overriding Considerations which it also adopted for the Project.
- 27. The Commission also accepted the request to withdraw the Plan Amendment and approved the final findings and revised conditions for the Project.
- 28. The Commission's approval of the Project Permits and certification of the FEIR was appealed to the Board by *We Are Marina del Rey*, which contended that the Project violated the LCP and Coastal Act, that the EIR was inadequate, and that approval of the Project was heard prematurely in violation of CEQA.
- 29. Written opposition was also received by the Commission and Board throughout the process. In addition to the testimony outlined in the findings above, topics of the correspondence included that the DEIR underestimated the impact of truck trips related to grading and debris removal and that the Project in its current form was not reviewed by the DCB.
- 30. Approval of the Project requires adoption of CEQA Findings of Fact and a Statement of Overriding Considerations. In compliance therewith, at the close of its April 26, 2011 hearing, the Board adopted the Environmental Findings of Fact and Statement of Overriding Considerations, which are incorporated herein by this reference. The Board also adopted the MMP for the Project, which is

attached to the conditions of approval for the Project. The requirements of the MMP are incorporated into the conditions of approval for this Project. The Board also certified the FEIR at the conclusion of the hearing.

- 31. The Board finds the proposed Project conforms to the phasing schedules in the LCP because:
 - With development of the Project, there will be no significant, unmitigated peak-hour project-specific adverse traffic impacts created as a result of Project development;
 - b. The County-approved traffic study for the Project indicates there is sufficient traffic capacity in both the Marina del Rey internal system and the sub-regional highway system serving the Marina to accommodate the traffic generated by the modest planned development; and
 - c. The Project will be in full conformity with the build-out limitations of the LCP specified for the Panay Development Zone.
- Sections 22.46.1090 and 22.46.1100 of the County Code and the LUP require. 32. among other things, that a project applicant demonstrate that there is sufficient traffic capacity in both the internal Marina del Rey road system and the subregional highway system serving the Marina to accommodate traffic generated by the development. The FEIR for the Project includes a traffic report that was prepared in accordance with the requirements of the LCP, which was reviewed and approved by the Traffic and Lighting Division of Public Works. The approved traffic report for the Project demonstrates there is adequate internal and subregional traffic capacity to support the Project, and identifies specific traffic improvements intended to mitigate the Project's significant direct and cumulative impacts to the extent feasible, which mitigation measures have been incorporated into the MMP approved for the Project in conjunction with certification of the FEIR. In accordance with LCP requirements, Project conditions will require the permittee to pay traffic mitigation fees of \$5,690 per p.m. peak hour trip generated by the project, to be allocated as follows:
 - a. \$1,600 per p.m. peak hour trip will be paid into the County-administered Transportation Improvement Program to offset Project impacts to the internal Marina circulation system (Category 1 improvements identified in Appendix G to the LCP); and
 - b. \$4,090 per p.m. peak hour trip will be paid into the County-administered Transportation Improvement Program to offset the Project's proportional share of the cumulative impacts of Marina development on the subregional transportation system (Category 3 improvements identified in Appendix G of the certified LCP).

- 33. Pursuant to the LCP, parcels located between the water and the first public road must provide a view corridor allowing uninterrupted views of the harbor from the road to the waterside at ground level. As depicted on the view corridor exhibit submitted by the permittee, the Board finds the Project will provide view corridors consistent with LCP requirements, i.e., a view corridor comprising 28.5 percent of the parcel's water frontage is being provided, consistent with LCP view corridor requirements for the proposed 56-foot-tall buildings.
- 34. The Project is consistent with LCP standards calling for the provision of a continuous 28-foot-wide pedestrian promenade along the parcel's bulkhead. Seating, landscaping, lighting, trash receptacles, and bicycle racks have been provided along the parcel's bulkhead consistent with LCP requirements.
- 35. Consistent with LCP requirements, more than 10 percent of the net lot area will be landscaped and building coverage is less than 90 percent of the net lot area.
- 36. Project conditions will ensure that on-site parking to be provided for the Project will be consistent with the parking standards of the County Zoning Ordinance. Project conditions will require at least 447 on-site parking spaces. Consistent with County Code parking requirements, Project conditions will require that 170 of these spaces are for the uses on Parcel 21, 183 spaces are dedicated to boater parking, and 94 are public parking spaces that are a replacement for the spaces that were formerly located on Parcel OT. The Parking Permit is required due to the transfer of spaces from Parcel OT and to ensure that spaces formerly provided on Parcel OT are maintained on Parcel 21.
- 37. The buildings will contain fire sprinklers in conformance with County Fire Department requirements. Emergency access to all structures and common areas of the Project will be provided to the satisfaction of the County Fire Department. Project conditions will require Fire Department approval of a "Fire Safety Plan" prior to issuance of a building permit.
- 38. Project landscaping along site perimeters will maintain a minimum width of eight feet and will allow visual access into the lot, as required by the LCP.
- 39. Project infrastructure has been designed, and must be constructed, in an environmentally sensitive manner, and will follow design policies of the LCP, including landscaping standards required by the DCB. The Project will be subject to the County's Green Building and Drought-Tolerant Landscape ordinances.
- 40. Consistent with Shoreline Access Policy No. 1 of the LUP (Public Access to Shoreline a Priority), the Project provides public pedestrian access and ensures passive recreational use to and along all portions of the Parcel 21 bulkhead, in conformance with sections 30210-30212 of the California Coastal Act and Chapter 1 ("Shoreline Access") of the LUP. The Project implements this key Public Shoreline Access policy through the provision of the 28-foot-wide public

pedestrian promenade along the parcel bulkhead; and through the provision of public views to the water from the public street fronting the project (Panay Way), consistent with LCP view corridor requirements. In furtherance of these shoreline access policies, Project conditions will require signage at the Project's entrances and at each bulkhead entrance of each public lateral access way identifying these as public access ways. In addition, signage will be required at conspicuous locations along the length of the bulkhead public access ways (public promenade) identifying the access ways as public.

- 41. Consistent with Shoreline Access Policy No. 2 of the LUP, the Project enhances public access to the waterfront by constructing a 28-foot-wide public pedestrian promenade along the entire water frontage of Parcel 21.
- 42. Consistent with Shoreline Access Policy No. 3 of the LUP, the Project design provides public access to and along the shoreline through the provision of the 28-foot-wide waterfront pedestrian promenade and public lateral access ways across the site from Panay Way to the public waterfront promenade.

 Development adjacent to the bulkhead (i.e., public promenade) will provide pedestrian access ways, benches, and rest areas along the bulkhead.
- 43. Consistent with Shoreline Access Policy No. 4 of the LUP, the Project provides for public access from public roads fronting the Project to the shoreline along all fire roads and across all dedicated Project open space areas. Such access ways will be conspicuously signed at entrances from the public street (i.e., from Panay Way).
- 44. Consistent with Shoreline Access Policy No. 11 of the LUP, Project conditions will require the permittee to pay a proportional share of the funding of the potential shuttle system through collection of Category 3 traffic mitigation fees. The combined traffic Category 3 mitigation fees for the projects on Parcels OT and 21 are estimated to be \$122,700. Project conditions also require payment of Category 1 impact fees (see Finding No. 32). A combined Category 1 fee for both projects is estimated to be \$48,000. Thus, estimated total Category 1 and Category 3 traffic impact mitigation fees of \$170,700 will be required.
- 45. Consistent with Shoreline Access Policy No. 12 of the LUP, Project conditions will require the permittee to pay all required Category 3 traffic mitigation fees. Public Works, which administers the fees, may use a portion of the fees to fund establishment of a public shuttle service in the Marina.
- 46. Consistent with Shoreline Access Policy No. 13 of the LUP, Project conditions require incorporation of directional signage, outdoor exhibits, and brochures to enhance public awareness of shoreline access ways and public areas, to include: 1) conspicuous signage regarding public waterside access (public promenade and, if approved, a nearby wetland park on Parcel 9U); 2) an outdoor map indicating the location and type of public access ways and parks located in

- Marina del Rey; and 3) a kiosk within the commercial complex containing information on visitor-serving activities in the Marina.
- 47. Consistent with Shoreline Access Policy No. 14 of the LUP, development of the 28-foot-wide public pedestrian promenade and amenities along the parcel's entire waterfront will allow the public substantial viewing opportunities of the small craft harbor water areas.
- 48. Consistent with Recreation and Visitor-Serving Facilities Policy No. 2 of the LUP, the Project provides enhanced recreational opportunities through its development of the 28-foot-wide public pedestrian promenade along the entire waterfront of the parcel.
- 49. Consistent with Recreation and Visitor-Serving Facilities Policy No. 6 of the LUP, the Project satisfies County parking requirements for all proposed uses.
- 50. The Project will fulfill Recreational Boating Policy No. 1 of the LUP ("Recreational boating is a top priority of the LCP") through its development of restrooms and showers for boaters utilizing the nearby anchorage and through development of 11,342 square feet of marine commercial uses and a 5,000-square-foot yacht club.
- 51. Consistent with Marine Resources Policy No. 2 of the LUP ("Reduce contaminated run-off into Marina waters"), the Project includes a completed drainage concept, which has been approved by Public Works. To avoid adverse impacts on the local marina and greater ocean waters, Project conditions require compliance with National Pollution Discharge Elimination System requirements of the California Regional Water Quality Control Board, as well as all pertinent stormwater quality management programs of the federal, State, and County agencies.
- 52. Consistent with Cultural Heritage Resources Policy No. 1 of the LUP, the Project was reviewed during the environmental review/CEQA review process to determine potential impacts on cultural resources. No such impacts were identified.
- 53. Consistent with Cultural Heritage Resources Policy No. 3 of the LUP, Project conditions require that the permittee notify Regional Planning and the State Historic Preservation Office if a significant cultural resource is discovered during any construction phase. A halt-work order will be instituted in the event such a cultural resource is discovered during construction.
- 54. The Project implements Land Use Plan Policy No. 1 of the LUP ("Preservation of the small craft harbor as a recreational facility shall be a priority") through the development of the pedestrian promenade, boater showers and bathrooms, boater parking, 94 public parking spaces, and a yacht club.

9

- 55. The Project implements Land Use Plan Policy No. 2 of the LUP ("Maintenance of the physical and economic viability of the marina is a priority") through redeveloping Parcel 21 with a modern commercial center that will provide a 28-foot-wide pedestrian promenade, covered parking spaces, and improved boater restrooms and showers. The Project development will help ensure maintenance of the physical and economic viability of the Marina.
- 56. Consistent with Land Use Plan Policy No. 6 of the LUP, the Project received conceptual design approval from the DCB, as prescribed in the LCP. The DCB's review included review for consistency with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction and applicable policies of the certified LCP.
- 57. The Project implements Coastal Visual Resources Policy No. 1 of the LUP ("Views of the Harbor are a Priority") through its provision of an LCP-compliant view corridor across the parcel from the adjacent public street (Panay Way) to Marina Basin D. The public viewing of the harbor will be further enhanced through the Project's public pedestrian promenade along the parcel's entire water frontage. One hundred percent of the property's water frontage has been made available for public viewing of the waterfront. The most valuable, visible, desirable area of the site, the waterfront, will be fully enhanced for public use.
- 58. The Project implements the view protection policies outlined in Coastal Visual Resources Policy No. 6 of the LUP by incorporating harbor views from streets and pedestrian access ways consistent with security and safety considerations. As noted, the Project provides view corridors from public streets to the Marina waters consistent with LCP requirements.
- 59. The Project is consistent with Coastal Visual Resources Policy No. 9 of the LUP ("Evaluation of wind impacts"). An assessment of the proposed Project was conducted by the engineering firm Rowen, Williams, Davies and Irwin. The analysis studied the Project's potential impacts on winds coming from the east, west, southwest, and west-southwest directions. The analysis concluded that the Project will have an insignificant impact in either Basins C or D on winds coming from the east and west directions. The analysis further concluded that due to the similar height of development directly south of Parcel 21, the Project will have only a minimal impact on winds from the southwest and west-southwest in Basins C and D.
- 60. The Board reviewed the above-identified wind reports for the Project and deems them to be credible evidence substantiating that development of the commercial complex on Parcel 21 will not significantly increase infringements of wind access for boats in their berths, in the fairways, or in the Main Channel, nor adversely impact winds utilized by birds in flight.

- 61. Consistent with Hazards Policy No. 1 of the LUP, the permittee obtained approval of a Drainage Concept Plan and a Standard Urban Stormwater Mitigation Plan ("SUSMP") from Public Works. These plans are intended to mitigate flooding concerns relating to site drainage and to minimize runoff of polluted rainwater sheet-flow into the Marina and public storm drain system.
- 62. Consistent with Hazards Policy No. 2 of the LUP, Project conditions will require implementation of geotechnical engineering recommendations related to secondary geologic hazards (liquefaction, lateral spreading, and ground subsidence) that are recommended by the geotechnical engineer and Public Works. A preliminary geotechnical report was reviewed and approved by Public Works.
- 63. The traffic report prepared for the Project, which was reviewed and approved by Public Works' Traffic and Lighting Division and is included as an appendix to the EIR, concluded that the proposed Project will not cause an increase in traffic that will exceed the capacity of the internal Marina del Rey street system.
- 64. Consistent with Traffic Circulation Policy No. 3 of the LUP ("Sub-regional Transportation Improvements"), as outlined in the Project traffic study, Project conditions will require the permittee to make its fair share contribution, through payment of the prescribed traffic mitigation fee, to help fund construction of "Category 3" ("Sub-regional") transportation improvements, which are prescribed in the LCP. Project conditions will require the permittee to pay traffic mitigation fees to fund Category 1 and Category 3 transportation improvements as required by the LCP. The estimated Category 1 and Category 3 traffic mitigation fees for the seniors' accommodation facility and this Project, combined, is \$170,700.
- 65. In conformance with Public Works Policy No. 2 of the LUP ("Public Works improvement phasing"), Project conditions will require that all necessary public works facilities/infrastructure will be provided for the Project prior to the County's issuance of a Certificate of Occupancy for the Project.
- 66. In conformance with Public Works Policy No. 6 of the LUP, Project conditions will require incorporation of water-conserving technology consistent with County, State and/or federal regulations affecting same. Consistent with this policy, the Project will be conditioned to require Public Works to review the Project plans to assure that water conservation measures and techniques are incorporated. Moreover, the project will be subject to the County's Green Building and Drought-Tolerant Landscaping ordinances.
- 67. Consistent with Public Works Policy No. 10 of the LUP, Project conditions will require fire sprinklers in conformance with County Fire Department requirements.
- 68. The DCB is charged with regulating the design of Marina del Rey signage through its "Revised Permanent Sign Controls and Regulations" (section 22.46.1060 (D) (1)) of the County Code. Prior to installation of any signage on

- the subject property, the permittee will be required to submit its proposed signage package to the DCB for review and approval.
- 69. The Project includes an updated promenade amenity plan as directed by the Commission at its December 16, 2009 continued public hearing and as required by the DCB.
- 70. The Board has duly considered all of the issues and information contained in all of the oral testimony and written correspondence made in opposition to the proposed Project during the public hearing process on the Project and DEIR as well as all of the oral testimony and written correspondence provided to the Commission in response thereto by staff and the Project permittee. For the reasons set forth in the findings, and for the reasons set forth in the County's detailed responses to all public written comments to the EIR and to the Commission regarding the proposed Project, the Board finds that there is substantial evidence supporting the conclusion that the FEIR meets the requirements of CEQA.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

Regarding the Coastal Development Permit:

- A. That the proposed project is in conformity with the certified LCP and, where applicable; and
- B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Conditional Use Permit:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Regarding the Parking Permit:

- A. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential parking spaces will provide the required parking for uses because off-site facilities will provide the required parking for the uses because such off-site facilities will be controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves, and are conveniently accessible to the main use, and such leases will be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and will contain other guarantees assuring continued availability of the spaces; and
- B. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

Regarding the CDP, CUP, and Parking Permit:

A. The information submitted by the permittee and presented at the public hearings substantiates the required findings for a Coastal Development Permit as set forth in section 22.56.2410 of the Los Angeles County Code (Zoning Ordinance), for a Conditional Use Permit as set forth in section 22.56.090 of the Zoning Ordinance and for a Parking Permit as set forth in section 22.56.1020 of the Zoning Ordinance.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the FEIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicates that, at the conclusion of its hearing on the Project, it certified the FEIR, adopted the Environmental Findings of Fact and Statement of Overriding Considerations for the Project, and adopted the MMP which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Environmental Findings of Fact; finds that the conditions of approval attached hereto are the only mitigation measures for the Project which are feasible; determines that the remaining, unavoidable environmental effects of the Project

have been reduced to the extent possible and to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in these findings and in the Environmental Findings of Fact and Statement of Overriding Considerations; and

2. Approves Coastal Development Permit No. RCDP2006-00003, Conditional Use Permit No. RCUP2006-00223, and Parking Permit No. RPKP2006-00015 subject to the attached conditions.

CONDITIONS OF APPROVAL PROJECT NUMBER R2006-02726-(4) COASTAL DEVELOPMENT PERMIT NUMBER 2006-00003-(4) CONDITIONAL USE PERMIT NUMBER 2006-00223-(4) PARKING PERMIT NUMBER 2006-00015-(4)

- 1. This grant authorizes a Coastal Development Permit for demolition of all existing landside improvements and the construction of a structure with 2.916 square feet of visitor-serving/convenience commercial uses, 11,432 square feet of marine commercial uses, a 5,000-square-foot yacht club, a 10,000-square-foot health club. a 447-space six-level parking structure, an adjacent waterfront public pedestrian promenade, and other site amenities and facilities. This grant further authorizes a Conditional Use Permit for the parking structure, the yacht club, 2,916 square feet of visitor serving/convenience commercial uses, 11,432 square feet of marine commercial uses, and the 10,000-square-foot health club on a parcel with a Marine Commercial land use category and a Waterfront Overlay Zone, and a Parking Permit authorizing transfer of public parking spaces from Parcel OT to an off-site location, specifically to the subject parcel, as all such improvements are depicted on the approved site plans, building elevations. parking plan, building cross-sections, and other approved plans, marked Exhibit "A" on file at the Department of Regional Planning ("Regional Planning"), subject to all of the following conditions of approval.
- 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
- 3. This grant shall not be effective for any purpose until the permittee has filed at Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, until the conditions have been recorded as required by Condition No. 4, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 32. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 2, 5, 6, 7, 9, and 10 shall become immediately effective upon final approval by the County.
- 4. Prior to the use of this grant, the terms and conditions of this grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). In addition, upon any transfer of the lease held by the permittee or sublease during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee of the lease or sublessee.
- 5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government

Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

- 6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Los Angeles County Code ("County Code") section 2.170.010.

- 7. This grant shall expire unless used on the date that is two years after the Final Approval Date (defined below). The "Final Approval Date" means the later of (a) the last date on which any party may file any legal challenge or appeal the approval action for this grant, provided no such legal challenge or appeal has been filed; or (b) if any legal challenge or appeal of the approval action for this grant is made by any party, then the date on which such legal challenge or appeal is fully and finally resolved, such that no further legal challenge may be made. No less than six months prior to the permit expiration date, the permittee may request in writing a one-year time extension and pay the applicable extension fee.
- 8. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 9. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statue, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$6,000.

These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 30 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file at Regional Planning. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).

- 10. Within five days of the approval date of this grant, the permittee shall cause a Notice of Determination to be posted at the Recorder in compliance with section 21152 of the Public Resources Code. Permittee shall remit applicable processing fees, payable to the County of Los Angeles, in connection with such filing. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of fees to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current total fee amount is \$2,867.25 (\$2,792.25 plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative if said fee is unpaid.
- 11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. If this grant is modified, the permittee shall reimburse the County all costs associated with the proceeding.
- 12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by the Fire Prevention Bureau. Prior to issuance of a building permit, the permittee shall obtain approval of a Fire Safety Plan from the County Fire Department ("Fire Department").

- 13. At all times the promenade shall maintain a minimum fire lane width of 20 feet clear to the sky as determined by the Fire Department.
- 14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
- 15. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
- 16. All structures shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").
- 17. Prior to issuance of a building permit, Public Works must first approve a flood control, runoff, and storm drain plan submitted by the permittee, which plan shall be consistent with the Santa Monica Bay Recovery Plan.
- 18. Permittee shall comply with the NPDES (National Pollution Discharge Elimination System) requirements of the California Regional Water Quality Control Board and Public Works. Prior to issuance of a building permit, the permittee shall obtain any other necessary permit or approval from Public Works.
- 19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property or provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
- 20. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
- 21. The subject facility shall be developed and maintained in compliance with the requirements of the County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
- 22. Within 60 days of the County Department of Beaches and Harbors ("Beaches and Harbors") Design Control Board's ("DCB") final design approval, permittee shall submit to the Director for review and approval three copies of a revised Exhibit "A," similar to that presented at the public hearing. This revised Exhibit "A" submittal shall contain a full set of the approved site plan, floor plans, parking plan, roof plan, building elevations, building cross-sections, landscaping plan, and signage plan. The DCB review shall include further analysis of the

- proposed promenade furniture. The Director will have final review of the promenade furniture which must be constructed of high quality materials.
- 23. Within 60 days of the DCB's final design approval, the permittee shall submit to the Director for review and approval three copies of signage plans depicting the location, size, and height of all proposed signage, which signage shall be installed on the subject property in accordance with the requirements of Part 10 of Chapter 22.52 of the County Code. Signage shall include directional signage including an outdoor map indicating the location and type of public access ways and parks located in Marina del Rey. Review and approval of the DCB shall also be required and the Director shall not approve signage plans until the plans have been first approved by the DCB.
- 24. A kiosk shall be located within the commercial complex containing information on visitor-serving activities in the Marina.
- 25. A minimum of 447 standard parking spaces shall be provided on site, of which 94 shall be reserved for public parking. A minimum of 183 of the required parking spaces shall be maintained for boater usage at all times, developed in compliance with Chapter 22.52, Part 11 of the County Code, and no inoperable vehicles shall be parked, stored, or otherwise allowed to remain in the required parking spaces. A minimum of 170 spaces shall be reserved for the Parcel 21 commercial center uses. Public, boater, and commercial center parking spaces shall be clearly marked as such. On-street parking shall be prohibited, as shall parking in unmarked spaces and in access driveways.
- 26. The permittee shall post signs conspicuously at the subject property's frontage on Panay Way notifying members of the public about the availability of the Project's 94 public-access parking spaces, which the permittee shall continually maintain for the public's use within the parking structure. The permittee shall clearly paint "Public Parking Space" on each of the 94 public parking stalls and shall ensure that the parking management and staff are aware that said spaces are to be reserved for exclusive use by the visiting public. These 94 public parking spaces shall be sited within the parking garage in a location that is convenient to the visiting public (i.e., proximate to the parking garage entrance). The permittee shall include the public parking signs required by this condition in the signage plan package that is required to be submitted for approval by the DCB pursuant to Condition No. 23 of this grant.
- 27. Within 60 days of the DCB's final design approval, the permittee shall submit to the Director for review and approval three copies of landscaping plans, which may be incorporated into the Exhibit "A," depicting the size, type, and location of all proposed landscaping on the site as well as all proposed irrigation. Said plans shall also include details for the waterfront public pedestrian promenade, including surfacing materials, lighting, benches, and other facilities proposed for the public promenade, and a planting plan that prohibits the use of exotic invasive plants or that requires the use of plants compatible with the proposed

restored wetland and upland park. Front and side yards shall be maintained at a minimum of five feet in width. Landscaping along site perimeters (not including the promenade) shall be at least eight feet wide and allow visual access into the lot. The Director shall not approve landscaping plans until the plans have been first approved by the DCB.

- 28. The following conditions shall apply to project construction activities:
 - a. All graded material shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - b. Construction activity shall be restricted between the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. Written permission from Beaches and Harbors is required prior to any construction on Saturdays. No construction shall occur on Sundays and legal holidays. Grading, hauling, and pile driving shall not commence before 8:00 a.m., Monday through Friday, and shall not occur on Saturdays, Sundays, or legal holidays;
 - c. During demolition and construction, the permittee and its contractor shall comply with sections 12.12.010 12.12.100 of the County Code regarding building construction noise;
 - d. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby properties. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent properties. Parking of construction worker vehicles shall be on site or at an adjacent off-site location approved by the Director and agreed to by the lessee of said property and restricted to areas buffered from residences located in the vicinity of the subject property, as approved by the Director. If the permittee chooses to provide parking for construction workers off site, the permittee shall submit to the Director for review and approval plans for temporary construction worker parking and shall demonstrate that the use of the off-site parking spaces shall not interfere with parking spaces required for operation of any use or uses on the property to be used for temporary parking. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, State, and local standards, the permittee shall maintain an equipment log. Said log shall document the condition of equipment

relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. Said log shall be submitted to the Director and Public Works for review and approval on a quarterly basis. In areas where construction equipment (such as generators and air compressors) is left stationary and operating for more than one day within 100 feet of residential land uses, temporary portable noise barriers shall be built. These barriers shall be located between the piece of equipment and sensitive land uses:

- e. Pile driving shall be restricted to the hours between 8:00 a.m. to 4:30 p.m., Monday through Friday. No pile driving activity shall be conducted on Saturdays or Sundays. The permittee shall provide adjacent property owners and tenants with a pile-driving schedule 10 days in advance of such activities, and a three-day notice of any re-tapping activities that may occur. The permittee shall submit a copy of the schedule and mailing list to the Director and to Public Works prior to the initiation of construction activities. In addition, at least 10 days in advance of any construction activities on the subject parcel, the permittee shall conspicuously post a construction schedule at the subject parcel's Panay Way street frontage. The schedule shall also include information where individuals may register questions, concerns, or complaints regarding noise issues. The permittee shall take appropriate action to minimize any reported noise problems;
- f. All project-related truck hauling shall be restricted to a route approved by Public Works, a map of which shall be provided to the Director upon approval. The permittee shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and complaints. The permittee shall keep records of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the permittee and submitted to the County Department of Health Services;
- g. Prior to any project construction activities, the permittee shall submit a site plan to the Director for approval that depicts the following: 1) the location of the staging area; 2) location and content of the required notice as described below; and 3) the expected duration of construction activities. The permittee shall post a notice in a conspicuous location at the staging site. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and complaints. The permittee shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the permittee and submitted to Regional Planning upon request;

- h. The permittee shall develop and implement a construction management plan, as approved by the Director and the Director of Public Works, which includes all of the following measures as recommended by the South Coast Air Quality Management District (SCAQMD), or other measures of equivalent effectiveness approved by the SCAQMD:
 - i. Configure construction parking to minimize traffic interference;
 - ii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person);
 - iii. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable as determined by the Director of Public Works;
 - iv. Consolidate truck deliveries when possible;
 - v. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site;
 - vi. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at (800) 242-4022 for daily forecasts;
 - vii. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators, except as approved by the Director;
 - viii. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices; and
 - ix. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
- i. The permittee shall develop and implement a dust control plan, as approved by the Director and the Director of Public Works, which includes the following measures recommended by the SCAQMD, or other measures of equivalent effectiveness approved by the SCAQMD:
 - Apply approved non-toxic chemical soil stabilizers according to the manufacturer's specifications to all inactive construction areas (previously graded areas inactive for four days or more);
 - ii. Replace ground cover in disturbed areas as quickly as possible;
 - iii. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications;

- iv. Provide temporary wind fencing consisting of three- to five-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded:
- v. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available);
- vi. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip;
- vii. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces; and
- viii. Require construction vehicles to observe traffic speed limits of 15 mph or less on all unpaved roads.
- j. All construction and development on the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County; and
- k. The permittee shall demonstrate that all construction and demolition debris, to the maximum extent feasible as determined by the Director, will be salvaged and recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program shall be provided to the Director and Public Works, prior to building permit issuance.
- 29. The subject buildings shall not exceed a height of 56 feet.
- 30. Prior to the issuance of a building permit for the project, the permittee shall return to the DCB for said Board's approval of final project signage, landscaping, and public amenities plans (concerning final design details of the waterfront promenade seating with shade structures, drinking fountains, promenade light standards, and decorative paving), and building colors and materials palette.
- 31. The buildings shall be designed and constructed utilizing earthquake-resistant construction and engineering practices and shall be designed to withstand a seismic event. All earthquake studies shall comply with the latest recommendations of the state Department of Conservation and the Seismic Safety Board for seismic safety.
- 32. The conditions and/or changes in the project, set forth in the Final Environmental Impact Report as necessary in order to assure the project will not have a significant effect on the environment, are incorporated herein by this reference

and made conditions of approval of this grant. The permittee shall comply with all of the mitigation measures included in the attached Mitigation Monitoring Program ("MMP") including submittal of a Mitigation Monitoring deposit in the amount of \$3,000 which shall be required prior to use of the grant and shall be utilized to defray costs associated with staff review and verification of the required mitigation monitoring reports. The mitigation monitoring reports shall be submitted to the Director as follows:

- a. At the time of building permit issuance, including verification of payment of applicable fees;
- b. Annually; and
- c. Additional reports as deemed necessary by Regional Planning.
- 33. In compliance with section 22.46.1190.A.2.c of the County Code, in the event of discovery of Native American remains or of grave goods, section 7050.5 of the Health and Safety Code, and sections 5097.94, 5097.98, and 5097.99 of the Public Resources Code (attached) shall apply and govern the permittee's development activities. In addition, in compliance with section 22.46.1190.A.2.b, the permittee shall notify the Office of State Historic Preservation and Regional Planning of the discovery. In such instances, a "stop work" order will be issued.
- 34. In compliance with section 22.46.1190.A.2.a of the County Code, prior to commencement of grading, the permittee shall provide evidence that it has notified the Office of State Historic Preservation and the Native American Heritage Commission of the location of the proposed grading, the proposed extent of the grading, and the dates on which the work is expected to take place.
- 35. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter. Yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
- 36. All ground- and roof-mounted equipment shall be fully screened from public view. All roof-mounted facility screening materials shall be constructed of high quality building materials and shall be fully integrated into the building architecture.
- 37. The permittee shall provide signage at the bulkhead entrance and at conspicuous locations along the length of the promenade identifying the access ways as public. Benches shall be provided along the promenade.
- 38. Outside lighting shall be so arranged to prevent glare or direct illumination onto any adjacent properties and shall be subject to the requirements of the DCB.
- 39. All necessary Public Works' facilities and infrastructure shall be provided for the project prior to the County's issuance of a Certificate of Occupancy for the project, to the satisfaction of the Director of Public Works. All project

infrastructure shall be designed and constructed in an environmentally sensitive manner, in full conformance with Public Works' requirements to the satisfaction of said department, and shall follow the design and recreation policies of the certified Local Coastal Program, including landscaping standards required by the DCB.

- 40. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this grant.
- 41. The permittee shall prepare a Fire Safety Plan in accordance with section 22.46.1180.A.15 of the County Code and obtain approval by the Fire Department prior to issuance of any building permits.
- 42. The permittee shall provide fire sprinklers and smoke detectors in the subject building to the satisfaction of the Fire Department.
- 43. The permittee shall establish a functional Transportation Demand Management (TDM) program or shall participate in an existing TDM program. Viable TDM components may include, but shall not be limited to:
 - -- Carpools;
 - -- Ridesharing;
 - -- Vanpools;
 - -- Increased use of bicycles for transportation;
 - -- Bicycle racks:
 - -- Preferential parking for TDM participants:
 - -- Incentives for TDM participants; and
 - -- Disincentives for single occupancy vehicle trips by employees.

Said TDM program shall follow the guidelines in the Transportation Improvement Program contained in Appendix G of the Marina del Rey Local Coastal Program. An annual report on the effectiveness of the TDM program shall be submitted to the Director.

- 44. Project development shall conform to the phasing schedules in the certified Local Coastal Program. The phasing schedules include requirements for the existing Marina, circulation and public recreation improvements and infrastructure.
- 45. The permittee shall incorporate water-conserving devices and technologies into the project, in compliance with local, State, and/or federal regulations controlling same, to the satisfaction of the Director of Public Works.

- 46. As outlined in the attached MMP, prior to issuance of a building permit for the project, the permittee shall pay applicable LCP-prescribed Category 1 and Category 3 traffic mitigation fees for the project, to the satisfaction of the Director of Public Works, which department administers said fees.
- 47. The permittee shall comply with all recommended conditions listed in the attached letter from Public Works dated June 25, 2009, except as otherwise required by said department.
- 48. The permittee shall comply with all recommended conditions listed in the attached letter from the Fire Department dated March 25, 2009, except as otherwise required by said department.
- 49. The aforementioned conditions shall run with the land and shall be binding on all lessees and sublessees of Parcel No. 21.

Attachments:

Fire Department letter dated March 25, 2009
Department of Public Works letter dated June 25, 2009
Mitigation Monitoring Program
California Health and Safety Code section 7050.5
California Public Resources Code sections 5097.94, 5097.98, and 5097.99



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road Commerce, California 90040-3027

DAT	E:	March 25, 2009
TO:		Department of Regional Planning Permits and Variances
PRO	JECT#:	<u>CUP R2006-02726</u>
LOC	ATION:	Parcel 21 - 14025 Panay Way, Marina Del Rey
	The Fire D	epartment Land Development Unit has no additional requirements for this permit.
\boxtimes	this proper	ed fire flow for this development is $\underline{5000}$ gallons per minute for $\underline{5}$ hours. The water mains in the street fronting ty must be capable of delivering this flow at 20 psi residual pressure. $\underline{3}$ Hydrant(s) flowing simultaneously deto achieve the required fire flow.
\boxtimes	must be car	ed fire flow for private on-site hydrants is <u>2500</u> gallons per minute at 20 psi. Each private on-site hydrant pable of flowing <u>1250</u> gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which a furthest from the public water source.
Ø	must meet	nstall <u>TBD</u> 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of 7834 and all installations must be inspected and flow tested prior to final approval.
\boxtimes	Comments	: THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
\boxtimes	Location:	 Verify the nearest existing public fire hydrant to the property. Once the location of existing public fire hydrants is confirmed, the number and location of new fire hydrant installations will be determined.
X	Access:	1. Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne for review and approval prior to building permit issuance. For submittal requirements contact (310) 263-2732.
X	Special Rec	quirements: THE FOLLOWING ITEM SHALL BE SUBMITTED TO THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT:
		1. An original Fire Flow Availability form (Form 196).

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector:

SCOTT JAEGGI

Land Development Unit - Fire Prevention Division - Office (323) 890-4243 Fax (323) 890-9783



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA 91803-1331 Telephone: (626) 458-5100 http://dpw.lacounty.gov

June 25, 2009

ADDRESS ALL CORRESPONDENCE TO: P.O. BOX 1460 ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: LD-1

TO:

Mark Child, AICP

Zoning Permits I Section

Department of Regional Planning

Attention Michael Fripp

FROM:

Steve Burger

Land Development Division Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200600223 PROJECT NO. R2006-02726 CDP20060003 PARCEL 21-HOLIDAY HARBOR COURTS 14025 PANAY WAY MARINA DEL REY AREA

\boxtimes	Public Works recommends approval of this CUP.
	Public Works does NOT recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The development is for the construction of a five- floor structure housing Marine commercial office, health club, yacht club, retail uses, public plaza, promenade and on-site parking. The project is located in the unincorporated County of Los Angeles area of Marina Del Rey.

Upon approval of the site plan, we recommend the following conditions:

1. Geotechnical

1.1. Prior to grading or building permit, obtain approval for geotechnical reports from Public Works' Geology and Materials Engineering Division addressing all items in the outstanding soils and geologic review sheets dated October 10, 2007, and September 10, 2007.

For questions regarding the items above, contact Jeremy Wan at (626) 458-4925.

Mark Child June 25, 2009 Page 2

2. Water

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all proposed buildings, must be provided. The system shall include fire hydrants of the type and location for both on-site and off-site as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. There shall be on filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the proposed land use, and that water service will be provided to each building.
- 2.3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this project to the satisfaction of Public Works.
- 2.4. Submit landscape and irrigation plans for the common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the items above, contact Lana Radle at (626) 458-4921.

3. Drainage

- 3.1. Prior to building permit, comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP) approved on 6/03/09 to the satisfaction of Public Works.
- 3.2. Prior to building permit, obtain a permit from Public Works for proposed connections to outlets and discharge through the marina bulkhead, to the satisfaction of Public Works and Department of Beaches and Harbor.
- 3.3. Obtain a permit from City of Los Angeles for proposed parkway drains discharging onto Washington Boulevard to the satisfaction of Public Works.

For questions regarding the items above, contact Amir Ibrahim at (626) 458-4921

4. Sewer Maintenance

- 4.1. On all applicable plans, show the ownership of all County of Los Angeles sewer lines clearly as "County of Los Angeles CSMD sewer line." Show size and stationing of all proposed sewer laterals along Panay Way. Show existing sewer manholes.
- 4.2. Show the distance between sewer line and intersecting storm drain on the "Schematic Emergency Overflow Discharge."

For questions regarding the items above, please contact James Hilovsky at (626) 300-3388.

5. Grading

- 5.1. Prior to building permit, obtain approval for grading plan from Public Works' Land Development Division. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and Low-Impact Development devices (if applicable), and any required landscaping and irrigation. Acknowledgement and/or approval from all easement holders may be required.
- 5.2. A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP devices.
- 5.3. Provide approval of grading plan by Public Works' Geotechnical and Materials Engineering Division.
- 5.4. Acquire permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the California Coastal Commission, State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

For questions regarding the items above, contact Sam Richards at (626) 458-4921.

6. Road Improvements

- 6.1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Panay Way to the satisfaction of Public Works.
- 6.2. Reconstruct any non-American with Disabilities Act conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.), that either serve or form a part of a Pedestrian Access Route to meet current American with Disabilities Act requirements to the satisfaction of Public Works.
- 6.3. Provide a minimum of 5.5-foot sidewalks from curb face with no above-ground obstructions along the property frontage on Panay Way to the satisfaction of Public Works. Provide sidewalk pop-outs within locations with above-ground obstructions.
- 6.4. Provide adequate line of sight for pedestrians from all proposed driveways from the parking structure to the satisfaction of Public Works.
- 6.5. Repair any curb, gutter, driveways, pavement, and sidewalk damaged during construction.
- 6.6. Comply with the mitigation and/or fairshare requirements set forth in the letter dated November 24, 2008, from Public Works' Traffic and Lighting Division.
- 6.7. Underground new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
- 6.8. Prior to obtaining grading permit, acquire street plan approval or direct check status from Public Works' Land Development Division.
- 6.9. Prior to issuance of a grading permit or a building permit, whichever come first, execute an Agreement to Improve for the street improvements. For information regarding Agreement to Improve, contact Ruben Cruz at (626) 458-4910.

For questions regarding the items above, contact Sam Richards at (626) 458-4921.

Mark Child June 25, 2009 Page 5

7. Traffic

7.1. Comply with all mitigations per the attached traffic impact analysis letter dated November 24, 2008, from Public Works' Traffic and Lighting Division. For questions regarding traffic comments, contact Jeff Pletyak at (626) 300-4721.

If you have any other questions or require additional information, please contact Simin Agahi or Toan Duong at (626) 458-4910.

SA:ca P/LDPUB/SUBMGT/CUP/Project R2006-02726_CUP200600223_14025 Panay Way. ApprovalDOC

	MINGITIM	MILLIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of	Party Responsible for Verification/	Sign Off	Time
Geotechnical Hazards				Monitoring		
GEO-1 The applicant shall implement the geotochnical engineering recommendations related to	Grading/ Construction	County	Grading Permit	County Public Works		
and	Departies	Geotechnical Engineer	Prior to Building			
conditions that are imposed on the project and are	Operation		Permit			
deemed appropriate and necessary during grading, construction, and/or operation of the proposed			Prior to Occupancy		•••	
developments at Parcel OT and Parcel 21. A summary of these recommendations follows:						
Parcel OT and Parcel 21	Gradino/	County				
Excavation and Dewatering	Construction	County	Grading Permit	County Public Works		
Construction		Geotechnical Engineer	Prior to Building			
 Open, unshored, excavations above the groundwater 			Permit			
no more than four feet. Excavations extending						
between four and 15 feet deep (Parcel OT) or between four and ten feet (Parcel 21) shall he shored						
or sloped back from the base of the excavation to at						
least a one and one-half horizontal to 1 vertical (1.5H:1V) slope or flatter. If excavations decreases						
sloughing will occur. No excavation shall be made						
any existing footing or structure.						
time open (unshored) excavations are	Grading/	County	Grading Permit	County Dublic W. 1		
	tion	Cortectories and the second	Cincing Cilling	County Fublic Works		
allowed within a horizontal distance from the top of any slone somal to the doubt of the		Oeotechnical Engineer	Prior to Building Permit			
distances measured from the top of the excavation					·	
Adometry.				·		
structural foundations, pavements, or utilities adjacent	Grading/ Construction	County	Grading Permit	County Public Works		
-		Geotechnical Engineer				

Oceana Retirement Facility and Holiday Harbor Courts

4 - 1

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 7 of 97

> Final EIR April 2010

	MITIGATIO	MITIGATION MONITORING PROGRAM	RAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
 Design and operation of any dewatering system shall be the responsibility of the contractor. However, 	Grading/ Construction	County	Grading Permit	County Public Works		
Earth Systems Southern California Inc. suggests that a sheet-pile cutoff wall shall be used as a cutoff wall to minimize entry of groundwater into the temporary		Geotechnical Engineer	On-going			
basement excavation. Alternatively, a soil-cement cutoff wall shall be used as the cutoff wall if it is also proposed as a mitigation measure for lateral enveating. Summer purposed as a mitigation measure for lateral survey.				***************************************		
spreading. Sumps, pumps, and or well points may also be necessary to remove groundwater from the						
basement excavation during construction. Sizing and operation of sumps and pumps or well points shall be						
Operation	Construction	County	Prior to Building	County Public Works		
To minimize entry of moisture into the completed			Permit	,		
subterranean portions of the structures, a subdrain and	Operation	Geotechnical Engineer				
utilized below the bottom floor slab and behind the retaining						
walls for the subterranean portions of the structure.		-				
GEO-2 The applicant shall implement the geotechnical engineering recommendations related to soil	Grading/ Construction	County	Grading Permit	County Public Works		
condition improvement of the geotechnical engineer		Geotechnical Engineer	Field Verification			
and/or others, as well as conform to all subsequent	Operation					
conditions that are imposed on the project and are deemed appropriate and necessary during grading		Contractor	On-going			
construction, and/or operation of the proposed						-
summary of these recommendations follows:						

Oceana Retirement Facility and Holiday Harbor Courts

4-2

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 8 of 97

And the second s	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Parcel OT General Site Preparation	Grading/ Construction	County	Grading Permit	County Public Works		
• As the existing fill material is not suitable for use in		Geotechnical Engineer	Field Verification			
shall be removed from the site in order to preclude		Contractor				
their incorporation in site fill or remedial excavation						
shall have debries and looks spile removals						
with suitable soils placed as recommended below.						
ent	Grading/	County	Grading Permit	County Public Works		
_	Construction	Geotechnical Engineer	Field Verification			
excavated a minimum of 24 inches below the	•••	Ö	i ci ci ci ci cation			
existing grade or finished subgrade, whichever is lower. The remedial excavation shall extend a		Contractor				
minimum lateral distance of at least two feet beyond						····
pavement edges. The bottom of the remedial						
Suitable imported soils shall be used to replace the						
excavated fill, if necessary. The imported material		-				
shall be moisture conditioned to near optimum		***************************************				
least 90 percent of maximum dry density using						
mechanical compaction equipment. Compaction						
shall be verified by testing. It shall be understood						
will still be supported by the fact the sund slubs						
engineered old debris fill, and as such may be						
subject to distress and shorter service life.						
essary, import soils shall be equal to, or better	Grading/	County	Grading Plan	County Dublic Walls		
_	tion	,	Check	County Fuelic WOIKS		
In general import material shall be seen as		Geotechnical Engineer				
matter and harmful substances, have 100 percent			Prior to Building			
passing a two inch sieve, 60 percent to 100 percent		Collination	Fermil		, ,	
#200 sieve, an Expansion Index less than 20 a						

Oceana Retirement Facility and Holiday Harbor Courts

4-3

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 9 of 97

> Final EIR April 2010

		MITIGATIO	MITIGATION MONITORING PROGRAM	SRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	Liquid Limit less than 35, and a Plasticity Index less than 12. If they are to be utilized, import soils shall be evaluated prior to their use. Approval of import soils shall be given only after the material is on the project, either in-place, or stockpiled in adequate						
	quantity to complete the project. Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) shall be performed either with a lean sand/cement slurry						
	(minimum two sacks of cement per cubic yard) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any						
	such material shall be controlled in order to prevent "floating" of any "submerged" structure.						
	• Roof drainage systems for the proposed structure	Construction	County	Prior to Building	County Public Works		
	away from any structure.	Operation	Geotechnical Engineer				
			Contractor				
	 Final site grades shall be designed and constructed so that all water is diverted away from all structures and 	Grading/	County	Grading Plan	County Public Works		
	not allowed to pond on or near pavement. Drainage	(0.000	Geotechnical Engineer				
	devices shall be constructed to divert drainage from the project site.	Operation	Contractor	Prior to Building Permit On-going	-		
SI	Slab-on-Grade Construction	Grading/	County	Grading Plan	County Public Works		
	 Any exterior building concrete slab-on-grade construction shall be supported by compacted soils 	Construction	Geotechnical Engineer	Check			
	A minimum of four inches of compacted sand or		Contractor	Prior to Building			
	graver shall be placed over the finished compacted		Collinacion	5 61 1111			
	subgrade prior to placing concrete. This granular material shall be moisture conditioned to near	-					
	optimum moisture content and uniformly compacted using mechanical compaction equipment						
	· Reinforcement of slab-on-grade construction is	Grading/	County	Grading Plan	County Public Works		
	contingent upon the structural engineer's	Construction		Check	-		
ſ	recommendations and the Expansion index of the		Geotechnical Engineer				

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 10 of 97

	OTTUOTITION	MALLICH LICIN MICHALL CRING PROGRAM	CRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
supporting soils. Since the mixing of fill soils with native soils could change the Expansion Index, additional tests shall be conducted during rough		Structural Engineer	Prior to Building Permit	Monitoring		
grading to determine the expansion characteristics of the new subgrade soils. Structural mat and post-tensioned slabs shall be designed as outlined below.						
All exterior concrete slab-on-grade construction shall be reinforced with at least #4 bars on 16-inch centers.					no.	
each way. Reinforcement shall be placed at mid- depth of the slab. Additional reinforcement may be						
required once the final expansion potential of the						
requirements will be dependent on the Expansion						
governing hillding code and commissions of the					•	
structural engineer						
be filled and sealed prior to placing floor covering be filled and sealed prior to placing floor covering	Construction	County	During Building	County Public Works		
Frequent control joints shall be incorporated into the			Inspection			
entrant corners, to help control cracking.			Prior to Occupancy			
overings, an		County	During Building	County Public Works		
	Construction	Geotechnical Engineer	Inspection	•		
within the four-inch thick sand layer. The vapor			Prior to Occupancy			
retarder shall be evaluated for holes and/or punctures and the edges overlanded and transfer and						
to placement of sand. Any holes or punctures						
observed shall be properly repaired. The retarder shall be covered with two inches of sand to half						
protect it during construction. The sand shall be						
lightly moistened and densified just prior to placing the concrete.						

4-5

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 11 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	Construction	County	Building Permit Plan Check	County Public Works		
floor covering. After the concrete slab has sufficiently cured, the concrete slab surface shall be		-	at Inspection Prior to			
sealed with a commercial sealant prior to placing the floor covering. The compatibility, and recommendations for placing of the concrete sealer.			Construction			
mastic, and floor covering shall be verified by the floor covering manufacturer prior to sealing the concrete or placing of the floor covering.						
(sidewalks, gned to be stems (free-	Construction	County	Building Permit Plan Check	County Public Works		
floating) to help mitigate cracking due to foundation settlement and/or expansion.			Verified at Inspection Prior to Construction			
 Subgrade soils for all concrete flatwork shall be moisture conditioned to near optimum moisture 	Grading/ Construction	County	Grading Plan Check	County Public Works		TWO STANDS OF T
		Geotechnical Engineer	Building Permit			
optimum moisture until concrete is placed. Actual depths of pre-moistening shall be dependent upon the actual Expansion Index of the subgrade soils.			Plan Check Verified at Inspection Prior to Construction			
Parcel 21 General Site Preparation	Grading/ Construction	County	Building Permit Plan Check	County Public Works		
 Much of the soil within the building footprints is very loose and soft, and the foundation excavations are expected to penetrate to a depth near or below the groundwater table elevation. Therefore, to provide a firm working surface for pile driving and 		Geotechnical Engineer Structural Engineer	Verified at Inspection Prior to Construction			

4-6

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 12 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
_	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	construction of the pile caps and structural deck, a layer of gravel, at least one-foot thick, shall be placed at the base of the excavation for each building				3		
,	footprint						
	 Soils beneath any proposed traffic-bearing flexible pavement and non-traffic-bearing flatwork 	Grading/ Construction	County	Grading Permit	County Public Works		
	(sidewalks, walkways, patios, etc.) outside the	Construction	Geotechnical Engineer	Flan Check			
	24 inches below the existing grade or finished			Building Permit			
	subgrade, whichever is lower. These remedial			Fian Check			
	excavations shall extend a minimum lateral distance			Verified			
	bottom of the remedial excavation shall then be	•		at Inspection			
	scarified (ripped) six inches. The scarified and excavated soils shall be moisture conditioned to near			Construction			
	optimum moisture content and be uniformly						
	compacted to at least 90 percent of maximum dry			•			
	density using mechanical compaction equipment. Compaction shall be verified by testing. The						
	purpose of this recommendation is to provide						
	minimum subgrade support to attain minimum life						
	for the proposed pavements and flatwork. It shall be						
	least 17 feet of moorly commonted incoming all 1						
	the proposed pavements and flatwork may						
	experience settlement and other distress sooner and						
	to a greater degree than pavements and flatwork						
-1	• If used any import soils shall be sould fill.						
	than, the on-site soils in strength, expansion	Grading/	County	Grading Plan	County Public Works		
_	compressibility, and soil chemistry characteristics.		Geotechnical Engineer	CHECK			
	In general, import material shall be free of organic		i d	Prior to Building			·-
	marter and harmful substances, have no more than 20			Pennit			
	Index less than 20 Import soils shall be evaluated						
	prior to their use, but will not be prequalified by the						
Г	geotechnical consultant. Approval of import soils						
					The state of the s		

4 - 7

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 13 of 97

And the second s	MILIGALIO	MITIGATION MONITORING PROGRAM	SRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
shall be given only after the material is on the project, either in-place, or stockpiled in adequate quantity to complete the project.						
 Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) shall be performed with a lean sand/cement slurry (minimum 	Grading/ Construction	County	Prior to Building Permit	County Public Works		
two sacks of cement per cubic yard) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any such material shall be controlled in order to prevent "floating" of any "submerged" structure.						
 Roof drainage systems for the proposed structures shall be designed so that runoff water is diverted away from any structure. 	Construction Operation	County	Building Permit Plan Check	County Public Works		
			Prior to Occupancy			
 Final site grades shall be designed and constructed so that all water is diverted away from all structures and not allowed to pond on or near pavement. Drainage 	Grading/ Construction	County	Prior to Grading Permit	County Public Works		
the project site. Temporary Shoring	(rading)	County	Permit Permit			
The proposed partial subterranean parking level excavation will be approximately five to seven feet.	Construction	Geotechnical Engineer	to Grading Permit	County Public Works		
deep and may be adjacent to at least one property line. Temporary shoring may be necessary to support the excavation during construction. The		Structural Engineer	Field Verified Prior to Building Permit			
shoring shall consist of temporary sheet pile or steel panels, a soldier pile and lagging type system, or similar temporary shoring system. The shoring shall be cantilevered.	-					
 Cantilevered, shoring shall be designed to resist active lateral earth pressures of 40Z pounds per square foot (psf) per foot of depth, where Z = Depth (in fact) 	Grading/ Construction	County Geotechnical Engineer		County Public Works		

4-8

	MILLIGATIO	MILIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
ground surface behind the shoring. This value is based on level ground behind the shoring.		Structural Engineer		Promiering		
The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The	Grading/	County	Plan Check Prior	County Public Works		
surcharge considered shall include the loads from	6 C C C C C C C C C C C C C C C C C C C	Geotechnical Engineer	to Cirading Permit			
distance at least equal to the height of the shoring		Ctructural Engineer	Field Verified			
This includes the surcharge from the weight of the	·	Su uctural Engineer	Prior to Building			
existing south property-line wall if this wall is to be	•		rermit			
preserved in place. Surcharge effects for cantilevered shoring shall be computed assuming		20				
active earth pressure conditions using a pressure coefficient of 0.4.						
or soldier piles founded in native site soils shall be	Grading/	County	Plan Check Prior	County Public Works		
		Geotechnical Engineer	to Grading Permit			
the excavation denth is expected to be considered.		(Field Verified			
seven feet below the existing ground surface. The		Structural Engineer	Prior to Building			
passive pressure for temporary sheet piles or soldier			CHAIL			
(psf) per foot of depth for unsaturated soils, where D						
= Depth (in feet) measured below the bottom of the					20,000	
table passive pressure of 135 mg. f						
be used. This resisting pressure is an ultimate value						
An appropriate factor of safety shall be used for						
The effective width of soldier piles for passive			-			
pressure calculations shall be taken as up to three	_		*			· ·
times the actual pile width.						
					_	

4-9

	MITIGATIO	MITIGATION MONITORING PROGRAM	3RAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
 If soldier piles are used, exposed soils between soldier piles shall be supported by lagging and backfilled or 	Grading/ Construction	County	Plan Check Prior to Grading Permit	County Public Works		
supported through the use of reinforced gunite		Geotechnical Engineer	Field Verified			
lagging to be left in the ground shall be pressure		Structural Engineer	Prior to Building			
treated in accordance with Standard Specifications for Public Works Construction, Section 204-2.			Permit	***************************************		
GEO-3 The applicant shall implement the geotechnical	Grading/	County	Plan Check Prior	County Public Works		
seismic hazards (liquefaction, ground subsidence	Construction	Gentechnical Engineer	to Grading Permit			
and lateral spreading) of the geotechnical engineer	Operation	G	Field Verified			
and/or others, as well as conform to all subsequent conditions that are imposed on the project and are			Prior to Building			
deemed appropriate and necessary during grading,						
construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A			On-going	•		···
summary of these recommendations follows:						
Parcel OT	Grading/	County	Plan Check Prior	County Public Works		
Soil Improvement	Construction	Control Francisco	to Grading Permit			
 There are a variety of methods that can be used for 		Geotechnical Engineer	Field Verified			
soil improvement to ininimize liquefaction potential. For this site, the Earth Systems Southern California		~~~~	Prior to Building			
(ESSC) recommends: a) a combination of a soil-			Permit			
cement cutoff wall around most or all of the site						
perimeter and stone columns for soil densification and						
excess pore water pressure relief, or b) a cellular						
lateral spreading issue and to provide support for a						×
mat-type foundation system.						

4 - 10

			Field Verified Prior to Building Permit			on the amount of liquefying soil in a given part of the site.
		County Public Works	Plan Check Prior to Grading Permit	County Geotechnical Engineer	Grading/ Construction	cover the building footprint plus at least 10 feet laterally beyond the building footprint. The exact spacing and depth of the stone columns is dependent
·	-		Field Verified Prior to Building Permit			be provided by a qualified ground improvement contractor under the review of the project geotechnical engineer. Stone columns chall be in the contractor and the columns chall be in the columns of the columns chall be in the columns of the column
		County Public Works	Plan Check Prior to Grading Permit	County Geotechnical Engineer	Grading/ Construction	"cylinders" of soil mixed in place at depth with Portland cement or other suitable cemetitious materials. The specific soil conserved to the control of the specific soil conserved to the specific soil consists of overlapping "cylinders" or specific soil consists or specific soil co
						for form a "cellular" pattern for soil containment and support of a mat foundation.
						groundwater control. Additionally, if stone columns are not used, some soil-cement cutoff walls are
			Permit			installed around the remaining portions of the site perimeter for temporary excavation support and
			Field Verified Prior to Building	Structural Engineer		deep to fully contain the soils with potential for lateral movement. Soil-coment cutoff walls shall also be
			to Grading Permit	Geotechnical Engineer	Consulation	the lagoon) to mitigate the potential for lateral spreading. The cutoff wall shall be at least 30 feet.
		County Public Works	Plan Check Prior	County	Grading/	 At a <u>minimum</u>, a soil-cement cutoff wall shall be installed along the easterly sile boundary radiacent to
			Permit			to the proposed mat foundation elevation with imported granular engineered fill
			Prior to Building	Structural Engineer		mat foundation. Consideration shall be given to doing complete removal of the existing fill and replacement
			to Grading Permit	Geotechnical Engineer		that type of debris-filled irregular material may be difficult and may not result in adequate support for a
		County Public Works	Plan Check Prior	County	Grading/	some of the existing fill in place, soil improvement of
Time	Sign Off	Party Responsible for Verification/	Time of Clearance	Party Responsible for Implementation	Monitoring Phase	Mitigation
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO	

4 - 11

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 17 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			,
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
 As a <u>preliminary estimate</u> for the south part of the site, stone columns shall be spaced at no further than eight 	Grading/ Construction	County	Plan Check Prior to Grading Permit	County Public Works		
feet on center and should be at least 50 feet deep (below existing grade) to intersect all potentially		Geotechnical Engineer	Field Verified			
liquefiable soil. In the northerly side of the site, stone columns shall be at least 30 feet deep to intersect the			Prior to Building			
deepest liquefying layer in that area.			Permit			
 Stone columns shall be at least 18 inches in diameter and shall consist of relatively clean gravel placed in a 	Grading/	County	Plan Check Prior	County Public Works		
"column" by means of a crane-mounted vibrator.	Construction		to Grading Permit			
			Field Verified Prior to Building Permit			
 Wick drains (if used) shall be used to relieve excess pore pressure during stone-column installation and 	Grading/ Construction	County		County Public Works		
maximize ground densification. Wick drains shall consist of a geosynthetic drain material typically		Geotechnical Engineer				
about four inches wide corrugated plastic with a filter						
tabric wrapping. Wick drains shall be installed to the same depth as the adjacent stone columns and are						
typically installed by hydraulic push methods.						
columns, and wick drains (if used) shall be installed	Construction	County	Plan Check Prior to Grading Permit	County Public Works		
by a qualified ground improvement contractor with experience in Southern California. The ground		Geotechnical Engineer	Field Verified Prior to Building			····
improvement contractor shall be consulted for more specific estimates of the stone column specifications			Permit			
and for special limitations of the ground improvement methods.						
· Confirmation testing shall be required to verify that	Grading/	County	Plan Check Prior	County Public Works		
soil densities and strengths necessary to adequately	Construction	Geotechnical Engineer	to Grading Permit			,
reduce the liquefaction potential. At least 10 CPT		c	Field Verified			
soundings and rive soil borings with SPI samples			Prior to Building			
columns (and wick drains if used) to demonstrate the		-	Permit			
"post ground improvement" soil density. Earth						

4 - 12

Mitigation Monitoring Phase Systems Southern California (ESSC) recommends the following tentative criteria to demonstrate adequate densification: corrected SPT blow counts (N _{tones}) shall exceed 30 blows per foot, and CPT tip resistance (Q _(CN)) shall exceed 160 tons per square foot (tst) in all of the soils below the proposed building foundation That do not meet the Chinese arterial definition of the soils below the proposed building foundation	tion Clearance	Party Responsible for Verification/ Monitoring	Sign Off	
Systems Southern California (ESSC) recommends the following tentative criteria to demonstrate adequate densification: corrected SPT blow counts (N _{160es}) shall exceed 30 blows per foot, and CPT tip resistance (Q _{1cN}) shall exceed 160 tons per square foot (tst) in all of the soils below the proposed building foundation that do not these the content of the soils below the proposed building foundation.		Sill John Day		Time
densification: corrected SPT blow counts (N _{160es}) shall exceed 30 blows per foot, and CPT tip resistance (Q _{1cN}) shall exceed 160 tons per square foot (tst) in all of the soils below the proposed building foundation that do not meet the "Chicon articial" (all times to the content of the soils below the proposed building foundation).				
(Q _{ICN}) shall exceed 160 tons per square foot (ss) in all of the soils below the proposed building foundation that do not most the "Chingo action" (st.				
that do not most the "Chinoso spicesis" of				
<15 percent or CPT to parameter <2 5)				
utoff walls and Grading/	DI CL. 1. B			
Construction	Plan Check Prior to Grading Permit	County Public Works		
stone columns) to verify their effectiveness. For the indicator program, a soil-cement cutoff wall at least	gineer Field Verified Prior to Building			
installed. Indicator stone columns should be installed	Permit			
in a 100 square foot area in the northerly part of the site and a 100 square foot area in the southerly part of				
the site. At least two borings with SPT samples and at				
complete, the ground improvement program can be finalized.				
-+	Plan Check Prior	County Public Works		
potential for seismic-induced ground movement, a structural mat foundation is recommended for the best at the control of the best at the control of the cont			·	
The proposed soil improvement will reduce but not eliminate Structural Engineer	eer Prior to Building			
			· · · · · · · · · · · · · · · · · · ·	
recommends that any building or structure constructed on this site be designed to at least the minimum standards for Seismic				
Zone 4, as designated by the 2001 edition of the California Building Code (CBC).				
The mat shall be either conventionally reinforced or	_			
consist of a post-tensioned slab system. Specific				

4 - 13

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 19 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	RAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
provided by the project geotechnical engineer if a						
post-tensioned system is selected.						
 The mat foundation for the proposed structure shall 						
be supported by improved ground.						~~~
 An allowable "net" bearing capacity of 1,500 pounds 						
per square foot (psf) shall be utilized for dead and						
sustained live loads for design of the mat foundation.						
This value is a "net" value that includes the						
compensation for soil removal assuming a minimum						
five-foot deep parking basement. This value shall be						
increased by 1/3 when considering transient loads						
such as earthquake or wind forces.						
 The mat slab shall be at least six inches thick and 						
shall include a perimeter beam extending a minimum						
of 24 inches below finished adjacent grade. The						
actual depth, width, and reinforcement requirements						
for the mat foundation depend on the Expansion						
Index of the bearing soils and shall be specified by						
the structural engineer.	-					
n shall be designed	-					
al movement of up to						
inches in a 30-loot span (1.240 distortion ratio).						
 Resistance to lateral loading may be provided by 						
friction acting along the mat foundation base. A						
coefficient of friction of 0.35 shall be used for						
concrete foundations on site soils that have been						
"improved." This value includes a safety factor of						
1.5						
 Additional resistance to lateral loading may be 						
provided by passive earth pressure acting against the						
sides of foundations or grade beams. Based on the						
presence of "improved" soils around the perimeter of						
the proposed building, the passive pressure is						
estimated to be 350 Z PSF, where $Z = Depth$ (in						
feet) below the finished ground elevation. In passive						
pressure calculations, the upper one-foot of soil shall						
be subtracted from the depth, Z. unless confined by						

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM	n		
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
pavement or slab. The resisting pressure provided is an ultimate value. An appropriate factor of safety shall be used for design calculations (minimum of				9		
The excavation for the mat foundation shall be	Grading/	County	Candina Dannit	2		
	Construction	Country	Crading Fermi	County Public Works		
to placement of concrete. Soil generated from the foundation excavations shall not be placed below the		Structural Engineer	Building Permit			
mat slab unless properly moisture conditioned and compacted.						
n Piles	Grading/	County	Grading Permit	County Public Works		
<u> </u>	Construction	•	9	County - works or olks		
precast, prestressed reinforced concrete driven piles. The piles may be round or source in cross-section. It		Structural Engineer	Building Permit			
is anticipated that piles would need to be at least 24-	•					
inches in diameter or square dimension.						
feet into dense sand (minimum tip depth of at least 60)						<u>-</u>
ft below exist grade in the southerly part of the site).						-
depending upon the requirements of the structural						
engineer and the results of the pile driving analysis						
(ie. evaluation of pile driving blow counts).						
Engineering News Record (ENR) formula (Public						
Works, 2000) shall be satisfied for the last one foot of pile driving. If the required driving resistance is not		-		3		
achieved at the design depth, the pile may be allowed						
If the required driving resistance is still not achieved						
the pile may be lengthened or additional piles may be installed in accordance with the recommendation of				-		~
the geotechnical and structural engineers.						
 The axial load carrying capacities of the foundation 						
denth selected Deener avalantian of the city						
further analysis of pile capacities would be necessary				_		

4 - 15

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 21 of 97

	MITIGATION	MITIGATION MONITORING PROGRAM	RAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
to provide allowable pile capacities. Preliminarily,						
skin friction for piles embedded below the lowest liquefying layer may be assumed to be approximately						
0.9 tons per square foot (tsf). Down-drag forces of at						
least 0.5 tsf must be applied to all portions of the piles						
above the lowest liquefying soil layer.						
 The lateral load carrying capacity of foundation piles 						
will be a function of the depth of liquefying soil at						
each pile location and the anticipated depth of lateral						
soil movement due to lateral spreading. Resistance to						
lateral movement can be provided by passive soil						
pressure below the lowest liquefying soil layer						
Passive pressure may be taken as 500 pounds per						
square 100t per 100t of depth in firm soft below the						
he applied to the portions of the piles within the		-		•		
depths where lateral spreading is anticipated. Specific						
lateral pile capacity calculations can be provided if						
pile foundations are selected for the project.						
 The design mix for the concrete to be used in the pile 						
construction shall be established and approved by the						
structural engineer prior to the time of construction.						
Concrete compression tests shall be performed during						
pile casting in accordance with applicable codes or						
requirements of the structural engineer. Inspection by				n n n n n n n n n n n n n n n n n n n		
qualified personnel shall be provided during the pile				٠.		,,
casing and/or reinforcement placing and tensioning.	:					
An indicator pile program shall be conducted for both						
proposed buildings prior to installation of the building						
foundation piles. The indicator pile program shall						
include a minimum of ten piles. The indicator piles						
shall have the same cross-section and consist of the		-				
same construction as the piles selected for the building						
foundation and may be used as final building						
lation piles ("						
piles shall be located at points distributed						
approximately uniformly across the two building						

4 - 16

1000000		MANAGON I ON TO THE OWNER OF THE OWNER OWNE	CIVAL			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
footprints. The indicator piles shall be a minimum of 60 feet in length (as delivered to the site) and shall be	*****			đ		
driven to a minimum embedment of 15 feet into the dense sand below the lowest lique fring soil layer		-				
=7						
pre-boring. Pre-boring up to 3/4 of pile cross sectional area will be permitted for sub-example after						
necessary to achieve minimum embedment death						
The axial pile capacity for the last two feet of driving						
must be calculated based on blow counts to at least the					~~~~	
required axial design load for the pile.						
• the geotechnical engineers, or their representatives.			,			
foundations. This is to observe pile driving conditions						
and help identify variations in soil conditions that may						
in this report.						
 Piles in groups or rows shall be driven alternately 						
before driving an adjacent pile.						
 Driven piles shall not be more than two percent from the plumb position 						
Retaining Walls	Gradino/	County	0.54.			
The following lateral earth pressures shall be used in the	Construction	County	Grading Permit	County Public Works		
design of the proposed basement (partial subterranean parking level) retaining walls or similar structures at the site (Defect to		Structural Engineer	Building Permit			
Section IV.A of this EIR for equivalent fluid earth pressures table).						
• The basement (partial subterranean parking level)	Grading/	County	Grading Permit	County Public Works		
mat foundation as recommended herein.	Construction	Structural Engineer	Building Permit			
• The lateral earth pressure to be recisted by retaining	Clarity					
	Construction	County	Grading Permit	County Public Works		
		Structural Engineer	Building Permit			
approximately equal to the height of the retaining						

	MITIGATIO	MITIGATION MONITORING PROGRAM	SRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
Backfill immediately behind any retaining structure	Grading/	County	Grading Permit	County Public Works		
	Construction		: : :			
		Structural Engineer	Building Permit			
project, either in place, or stockpiled in adequate						
 guantities to complete the project. Backfill behind retaining walls shall be with soils that 	Grading/	County	Grading Permit	County Public Works		
	Construction	(200	or o			
-		Structural Engineer	Building Permit			
uniformly compacted to at least 90 percent of						
maximum dry density as determined by ASTM D						
equipment. To aid in the compaction operation						
retaining wall backfill shall be placed in lifts not						
exceeding six inches compacted thickness.						
Compaction within the area of a 1H:1V slope from the	Grading/	County	Grading Permit	County Public Works		
hand operated compaction equipment, intended to	Construction	Structural Engineer	Building Permit			
reduce potential "locked-in" lateral pressures caused						
Backdrains or an equivalent system of backfill	Grading/	County	Grading Permit	County Public Works		
drainage shall be incorporated into the retaining wall	Construction	•	•	•		
design unless the walls are designed to resist full		Structural Engineer	Building Permit			
hydrostatic pressure and properly waterproofed.				-		
waterprooting of retaining walls shall be provided to help reduce the potential for efflorescent formation.						
Ö.	Grading/	County	Grading Permit	County Public Works		
away from the retaining wall's foundation or backfill.	Construction	Structural Engineer	Building Permit			
		Structurar Englished	Dananis i Simi			
Parcel 21 Foundation Piles	Grading/ Construction	County	Grading Permit	County Public Works		
Building foundation piles shall consist of precast.		Structural Engineer	Building Permit			
prestressed reinforced concrete driven piles. The piles may be round or square in cross-section.						
Reconfiliations are provided neighbournarily for	ļ					

	MITIGATIC	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
24-inch square piles.				Monitoring		
 Building piles shall be embedded a minimum of 13- 	Grading/	County	Cradina Darmit			
ft. into dense sand (minimum tip depth of approximately 45 ft, below existing grade). The	Construction	1	Crading Permit	County Public Works		
actual total pile length and embedment may vary		Structural Engineer	Building Permit			
depending upon the requirements of the structural						
engineer and the results of the pile driving analysis						
In general the nile driving blow counts).						_
Engineering News Record (END) formula (Bull)	Grading/	County	Grading Permit	County Public Works		
Works, 2006) shall be satisfied for the last one foot	Construction					
of pile driving. If the required driving resistance is		Structural Engineer	Building Permit			
not achieved at the design depth, the pile may be					-	
allowed to "set" overnight and then driven an						
additional foot. If the required driving resistance is						
still not achieved, additional piles shall be installed in						
accordance with the recommendations of the					_	
Beolecii ical and structural engineers.						
piles shall be determined based on the final pile size	Grading/	County	Grading Permit	County Public Works		
and embedment depth selected.		Structural Engineer	Building Permit			
 The lateral load carrying capacities of the foundation 	Grading/	County	Omaline Bank			
d on the final pile size	Construction	(5,400)	Crading retinit	County Public Works		
	·	Structural Engineer	Building Permit			
+	Grading/		Cradina Danie			
	Construction	Comity	Grading Permit	County Public Works		
		Structural Engineer	Building Permit			
during pile casting in accordance with applicable						
codes or requirements of the structural engineer						
Inspection by qualified personnel shall be provided						
during the pile casing and/or reinforcement placing and tensioning					·	
_	_ _	County	Grading Permit	County Dublic Works		
proposed outlding prior to the remainder of the	Construction		o	County I dolle wolks		

4 - 19

Final EIR April 2010

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 25 of 97

		County Public Works	Grading Permit	County	Grading/ Construction	 Driven piles shall not be more than two percent from the plumb position.
			Building Permit	Structural Engineer	College	G
		County Public Works	Grading Permit	County	Grading/	 Piles in groups or rows shall be driven alternately before driving an adjacent pile
						the foundation criteria in this report.
						conditions that may require additional evaluation of
			Building Permit	Structural Engineer		foundations. This is to observe pile driving
	,	County Public Works	Crading Permit	County	Construction	shall be present during the installation of all pile
					-	The required axial design load for the pile.
						shall be calculated based on blow counts to at least
						The axial pile capacity for the last foot of driving
			Ó	ņ		if necessary to achieve minimum embedment depth.
			Building Permit	Struchiral Engineer		sectional area shall be permitted for subsequent piles
		Common of the control	9		Construction	pre-boring. Pre-boring up to 3/4 of pile cross
		County Public Works	Grading Permit	County:	Grading/	 At least the first indicator pile shall be driven with no
						for production pile installation.
						be driven using the same hammer that will be used
						depth from existing grade) The indicator piles shall
						into the dense sand (at least 15 feet below the 32-foot
						shall be driven to a minimum embedment of 15 feet
						45 to 50 feet in length (as delivered to the site) and
						pile group installation. The indicator piles shall be
						piles shall be driven as a group of three to evaluate
						footprints, except that at least one set of indicator
						approximately uniformly across the building
						indicator piles shall be located at points distributed
						building foundation and may be used as final
						the same construction as the piles selected for the
						piles shall have the same cross-section and consist of
						each of the two building footprints. The indicator
			(shall include a minimum of:
			Building Permit	Structural Engincer		building foundation piles. The indicator pile
	9	Monitoring	Clearance	Implementation	Fnasc	
Time	Sign Off	Verification/	Time of	Party Responsible for	Monitoring	Mitigation
			JKAW	MILIGATION MONITORING PROGRAM	MILLANITAN	The second secon
			77.4.4	JODG CINICOLLINO PDOC		

4 - 20

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 26 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
		Structural Engineer	Building Permit	ZIIIIOIII		
Retaining Walls The walls of the subterranean portion of the proposed	Grading/ Construction	County	Grading Permit	County Public Works		
building shall be supported by the structural deck and building piles. Any retaining walls proposed for the		Structural Engineer	Building Permi			
project that are not structurally supported by the piles shall be supported by existing importified till called			•		,	<u></u>
the site and thus may experience some degree of						
Lateral earth pressures for subterranean walls at the	Condine)					
	Construction	County	Grading Permit	County Public Works		
earth pressures resulting from earthquakes and laterally spreading soils. The following "staric"		Structural Engineer	Building Permit			
lateral earth pressures shall be used in the design of						
ofher retaining walls that may be proposed and any						
(Refer to Section IV. A of this EIR for equivalent fluid						
-	Grading/Cons	College	Oradina Plant			
	truction	County	Orading Permit	County Public Works		
of the wall and by friction acting along the foundation		Structural Engineer	Building Permit			
etaining walls founded in soil passing account						
	Construction	County	Grading Permit	County Public Works		
		Structural Engineer	Building Permit			
soil may be used. The upper one-foot of soil shall be		-				
neglected for passive pressure calculations unless confined by pavement or slab.					 ,	
	Grading/	County	Oradine Parent			
	Construction	Comity	Craumg Pennit	County Public Works		
		Structural Engineer	Building Permit			
1557 test procedures and shall be made in the			8			
loads. This value includes a safety factor of 1.5. This	·					
7117						

^{4 - 21} Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 27 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation		Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
value used for design may be increased by 1/3 when transient loads (such as wind and seismic forces) are considered.	by 1/3 when c forces) are						
 The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The 	by retaining loads. The	Grading/ Construction	County	Grading Permit	County Public Works		
surcharge considered shall include the loads from any	ads from any		Structural Engineer	Building Pennit			
structures or vehicle traffic within	a distance						
approximately equal to the height of the retaining wall.	the retaining						
Backfill immediately behind any retaining structure that he a fee desiring grounder potential. Communications	ing structure	Grading/	County	Grading Permit	County Public Works		
on the characteristics of import soils shall be given by	be given by	Construction	Structural Engineer	Building Permit			
the geotechnical consultant after the material is on the	rial is on the		((
project, either in place, or stockpiled in adequate quantities to complete the project.	in adequate						
 Backfill behind retaining walls shall be with soils that 	ith soils that	Grading/	County	Grading Permit	County Public Works		
nave been properly moisture conditioned to	conditioned to	Construction	Structural Engineer	Building Dermit			
uniformly compacted to at least 90 percent of	percent of		·	ŗ			
maximum dry density as determined by ASTM D	y ASTM D						
equipment. To aid in the compaction operation,	n operation		-				
retaining wall backfill shall be placed in lifts not	in lifts not						
 Compaction within the area of a 1H:1V slope from the 	ope from the	Grading/	County	Grading Permit	County Public Works		
bottom of wall excavations shall be performed by	erformed by	Construction	1) : :			
intended to reduce potential "locked-in" lateral	d-in" lateral		Structural Engineer	Building Permit			
pressures caused by compaction with heavy grading	avy grading						
equipment.							
 Back-drains, or an equivalent system of backfill drainage shall be incorporated into the retaining wall 	of backfill	Grading/	County	Grading Permit	County Public Works		
design. Proper back-drainage will minimize the	inimize the		Structural Engineer	Building Permit			
potential for hydrostatic pressures behind retaining	nd retaining			,			
walls. In addition to back-drains, waterproofing of retaining walls is recommended to minimize modernies	rproofing of						
migration through the walls and to help reduce the	reduce the						
A STATE OF THE STA							

4-22 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 28 of 97

	MILLGALIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
potential for efflorescent formation.				SHITOHINOIA		
Il water is diverted dation or backfill.	Grading/ Construction	County	Grading Permit	County Public Works		
		Structural Engineer	Building Permit			
Parcels OT and 21						
GEO-4 The applicant shall prepare emergency evacuation						
plans for both Parcel OT and Parcel 21. subject to the review and approval of the Fire Department						
Noise				angled by the state of the stat		
\dashv	Grading/	County	Prior to Grading	County Public Works		
notices at the construction sites describing the nature of	Construction			3		
the project and the duration and hours of construction,				Regional Flanhing		
providing a phone number at which noise complaints						
may be registered, and responding to such complaints.						
barriers/shields shall be modified before pile driving or						
N-2 The pile driver shall be shielded through noise blankets or a temporary barrier sufficiently to meet	Construction	County	Construction	County Public Works		
	Construction	County	Construction	County Public Works		
intrusive even if ordinance standards are not exceeded, the allowable hours of pile driving shall				, a section of Class		Į.
be restricted from 8 a.m. to 4:30 p.m. from Monday through Friday.						
The County of Los Angeles Ordinances requires that						
residential property lines not exceed 75 dB from						
mobile noise sources. The construction noise						
standard for multi-family uses is 80 dB, and 85 dB					-	_
the following measures are implemented:						

4 - 23 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 29 of 97

Z Z	Mitigation All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 8 a.m. to 5 p.m. Monday through Saturday and shall utilize the quietest equipment available.	MITIGATIO Monitoring Phase Grading/ Construction Operation	MITIGATION MONITORING PROGRAM Monitoring Party Responsible for Implementation Construction Construction Construction Congo peration Congo	Time of Clearance Construction Ongoing	Party Responsible for Verification/ Monitoring County Public Works Regional Planning	Sign Off	Time
? Z	All on-site construction equipment shall have properly operating mufflers. Other measures shall be implemented wherever necessary to further reduce construction equipment noise. These may include, but are not limited to, utilizing %-inch plywood screening on semi-stationary equipment operating under full power for more than 60 minutes within a direct line of sight to any residential bedroom window.	Grading/ Construction Operation	County	Construction Ongoing	County Public Works Regional Planning		
Š	All construction staging and delivery areas shall be located as far away as possible from the nearest homes (for development on Parcel OT, staging shall occur away from the northwestern portions of the site; and for development on Parcel 21, staging shall occur away from the easternmost and southernmost portions of the site), and shall be scheduled to occur from the midmorning to mid-afternoon hours.	Plan Check Grading/ Construction	County	Prior to Grading Permit Ongoing	County Public Works Regional Planning		
Z-7	In order for the County interior standard of 45 dB CNEL to be met with a reasonable margin of safety, the applicant shall incorporate the use of dual-paned windows (STC=30 rated windows and/or sliding glass doors) and supplemental ventilation that includes a fresh air supply of 30 cubic feet per minute in the active seniors accommodations on Parcel CT.	Plan Check Operation	County	Prior to Building Permit	County Public Works Regional Planning		
	Construction of multiple family dwelling units requires compliance with all noise insulation requirements of the California Building Code, as applied to the project by the County Department of Building and Safety.	Construction On-going	County	Prior to Building Permit			

			Prior to Occupancy			passes through the plane of the floor-ceiling assembly	
		County Public Works	Plan Check Prior to Building Permit	County	Construction	spaces whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such pipe or duct	·
			Prior to Occupancy		\perp	Mineral fiber insulation shall be installed in faint	
		County Public Works	Plan Check Prior to Building Permit	County	Construction	appliance vents located in sound assemblies shall be sealed, lined, insulated or otherwise treated to maintain the control of the sealed.	
	·		Prior to Occupancy			otherwise treated to maintain the required ratings.	
		County Public Works	Plan Check Prior to Building Permit	County	Construction	assemblies for piping, electrical devices, recessed cabinets, bathrubs, soffits, or heating, ventilating or exhaust durks shall be a cooked the cooked to be a cooked to be	
						including threshold, are acceptable without other substantiating data.	
			Prior to Occupancy			with resilient stop and compression seals all around	
		County Public Works	rian Check Prior to Building Permit	County		units together with their perimeter seals shall have a minimum STC rating of 26. The 1-3/8-inch (35mm)	
			Prior to Occupancy	County	Construction	 Entrance doors from interior corridors to dwelling 	
		County Public Works	to Building Permit			Assemblies shall be provided on architectural plans. Laboratory test reports governing the STC and IIC ratings of these assemblies shall be specified.	
		County Public W. 1	Plan Check Prior	County	Construction	• Construction details for all sound- and impact-rated	
						STC rating of 50. Floor-ceiling assemblies shall have a minimum STC and IIC ratings of 50.	
			Prior to Occupancy			and impact sound insulation for floor-ceiling	
			to bailding remail			Interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne	
		County Public Works	Plan Check Prior	County	Construction	 Wall and floor-colling assemblies separating dwelling units from each other and from public spaces such as 	
					On-going	noise insulation features for such units, as stated in CBC Appendix 1208A:	<u> </u>
		County Public Works		County	Construction	attenuation measures as required by the California	
Jime	orga OII	Monitoring	Clearance	unpiementation	Constant	N-8 The applicant shall implement structural poise	Z
3	Sign Off	Party Responsible for Verification/	Time of	Party Responsible for	Monitoring Phase	Mitigation	· · · · · ·
			GRAM	MILIGATION MONITORING PROGRAM	MILIGATIO	APPRILATE TO THE PROPERTY OF T	7

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 31 of 97

	THE STATE OF THE	THE RESERVE OF THE PROPERTY OF	SNA!!	Dante Danasanikia for		
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Yerification/ Monitoring	Sign Off	Time
from within a wall. The insulation shall be installed				9		
to a point 12 inches (305mm) beyond the pipe or duct,						
 Combustion air and kitchen and bathroom exhaust ducts within sound separation assemblies shall be 	Construction	County	Plan Check Prior	County Public Works		
wrapped with Type "C" insulation as shown in Table No. 6-D, Uniform Mechanical Codc.			Prior to Occupancy			
 Electrical penetrations in sound-rated wall and floor- 	Construction	County	Plan Check Prior			
ceiling assemblies shall conform to the following			to Building Permit			
(outlet box used herein is defined as a box used for			C contract C			
receptacles, switches, surface-mounted lighting			Prior to Occupancy			
ts, telephones, the			r mos eo occupancy	-		
television uses, etc.):						
 Outlet box dimensions shall not exceed 		-				
 Only outlet boxes and ceiling exhaust fans in 		-				
the bathrooms shall be permitted in walls and						
ceilings. All other equipment and devices						
including recessed fixtures, panel boards,					-	
heaters, kitchen exhaust fans, sound-						
ž.						
shall not be installed in these sound-rated						
. assemblies.			-			
 Light switches, outlet boxes and surface- 		•				
mounted fixtures shall not be installed back-						
to-back. Plugs and switches shall be						
separated by 36 inches (914mm) minimum.						
 Surface-mounted fixtures shall be separated 						
by 24 inches (610mm) minimum. All				-		
 Outlet boxes shall not exceed 1-1/2" (38mm) 						
in depth so as to allow the required 2-inch						
(51mm) uncompressed insulation to be						
installed in a standard 2-inch X 4-inch						
(51mm by 104mm) wall. On walls of deeper						
dimensions, boxes of greater depths may be						
permitted.		-				
Condition						

Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
penetrate the sound-rated assemblies				Monitoring	0	
provided the conduit is covered at the						
penetration point with permanently resilient scalant.						
Floor-ceiling assemblies between residential areas and equipment nenthouses (a/s, main						
etc.) shall be installed in accordance with the						
sound separation requirements.						
	Construction	County	Dian Charles			
assembly shall be installed miner to impact-rated		,	to Building Permit	County Public Works		
and that such coverings must be retained inspection			(
permanent part of the assembly and may be replaced			Prior to Occupancy			
only by other floor coverings which provide the						
required ratings.			On-going			<u>. </u>
on sound-rated walls		s				
+					744	
	Operation .	County	Ongoing	County Public Works		
by noise measurement that the noise level from such				Regional Planning		
1						
of 21 parking structure	1					
	Constituction	County	Plan Check Prior to Building Permit	County Public Works		
	peration		C	Regional Planning		
	Operation		Prior to Occupancy	ť		
		-			-	
N-11 Signage shall be posted that notifies parking (structure users on Parcel 2) of possible penalties	Construction	County	Plan Check Prior	County Public Works		
(such as reporting to the Sheriff's Department that			to Building Permit			
	Operation		Field Verified	Regional Planning	-	
duration of triggering an alarm.			Prior to Occupancy			
						-

4 - 27 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 33 of 97

	The state of the s	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			***************************************
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
Water	Water Quality						
Surface	Surface Water Quality	Grading	County	Grading Permit	County Public Works		
WQ-1	Grading activities shall be planned during the Southern California dry season (April through October) to the extent feasible and practicable.			On-going	Regional Planning		
WQ-2	The applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit it with the grading plan to the County of Los Angeles	Grading/ Construction	County	Prior to Grading Permit	County Public Works		
	grading plan to the County of Los Angeles Department of Public Works: Land Development Division for review and approval and apply the appropriate BMPs identified. These may contain at a minimum the following items:			Ongoing			
	During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize erosion, sedimentation, and surface water						
	 In order to intercept sediment-laden runoff generated during construction activities and trap and retain sediment, sediment basins shall be employed within the project site. Filter fences designed to intercept and detain sediment and trash while decreasing the velocity of runoff shall be employed within project sites. 						
WQ-3	The applicant shall prepare a Drainage Concept and Standard Urban Stormwater Mitigation Plan (SUSMP) for both Parcels OT and 21, subject to review and approval by the County of Los Angeles	Grading/ Construction On-going	County	Prior to Grading Permit On-going	County Public Works Regional Water Quality Control Board		
	Department of Public Works Land Development Division. The SUSMP shall include best management practices for controlling and treating polluted runoff and removing floating solids from runoff. Any such best management practices or devices shall be incorporated as shown on the Drainage Concept as approved by the County of Los	On-going		On-going	Control Board		

4 - 28

				3		
·*·						the site. Rule 403 prohibits the release of
		SCAQMD			···	
		County Public Works	On-going	County	Grading/ Construction	
	· · · · · · · · · · · · · · · · · · ·					d) Covering all stock piles with tarps.
	-					c) Stabilization of previously disturbed areas
						terminate soil disturbance when winds
						h) Preparation of a high mind done
						a) Application of soil stabilizers to inactive
						may include but are not limited to:
	-					measures to be implemented. Such measures
						permits. The plan shall specify the dust control
						approval prior to the issuance of grading
						prepared and submitted to the County for
						best available control measures shall be
						fugitive dust through the implementation of
						dust and PM-10 emissions. A plan to control
						for construction activities to reduce fugitive
						SCAOMD established minimum requirements
			-			• The proposed project shall comply with
						minimized as much as possible
	****					• The simultaneous disturbance site should be
			On-going			control measures:
		SCAQMD				minimum the Plan to control fugitive dust. At a
		The state of the s	to Grading Permit.		Construction	AQ-1 The applicant shall prepare a Construction
		County Public Works	Plan Check Prior	County	Grading/	Tuct
						Air Quality
					\$ Marin	Quality Control Board.
						Daily I cade under the Local Control Maximum
		Surioumory				Angeles Department of Public Works, if necessary,
Time	Sign Off	Verification/	Clearance	Implementation	Phase	
		Party Responsible for	Time of	Party Responsible for	Monitoring	Mitigation
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO	

T		MITIGATIO	MITIGATION MONITORING PROGRAM	JRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	fugitive dust emissions from any active operation, open storage pile or disturbed surface						
	area visible beyond the property line of the emission source. Particulate matter on public						
	roadways is also prohibited.						
-	watering techniques shall						
	employed to mitigate the impact of						
	of the site that are undergoing surface earth						
	moving operations shall be watered such that a						
	crust will be formed on the ground surface, and						
	then watered again at the end of each day.						
	Watering of exposed surfaces and haul roads					***************************************	
	Any vegetative cover to be utilized one to shall						
	be planted as soon as possible to reduce the						
	disturbed area subject to wind erosion.						
	Irrigation systems required for these plants shall						
	be installed as soon as possible to maintain						_
	good ground cover and to minimize wind						
	Any construction access roads (other than						
	temporary access roads) shall be payed as soon						
	as possible and cleaned after each work day.						
	The maximum vehicle speed on unpaved roads						
	shall be 15 mph.						
	 Grading operations shall be suspended during 						
	any first stage ozone episodes.						
AQ-2	The applicant shall prepare a Construction	Grading/	County	Prior to Grading	County Public Works		
	cle a	Construction	•	Permit			
	emissions during construction. At a minimum, the				SCAOMD		
	Plan shall incorporate the following mitigation			On-going	() () () () () () () () () ()		
	measures: Construction parking shall be configured			,			
	to minimize the potential for traffic interference and						
	vehicle idling.						
•	Any construction equipment using direct internal					- 100	
-					_		_

4 - 30

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 36 of 97

		CITYOUTIE	MATATORIA ON INTOINE LOCKAM	RAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	maximum of 0.05 percent sulfur and a four-degree retard.				Monitoring		
	Equipment and vehicle engines shall be maintained in good condition and in preparation of the condition and in preparations.						
	manufacturer's specifications and per SCAOMD				•		
	rules, to minimize exhaust emissions. 90 day Low						
•	Tier 3 rated engines shall be used for						
	during site orading if available						
	Equipment whose engines are equipmed with discel						
	oxidation catalysts shall be utilized. if available.					••	
•	Construction operations affecting off-site roadways						
	shall initialize obstruction of the shall initialize obstruction of the shall initialize obstruction of the same in the same i						
	Construction operations that may affect traffic flow						
	on the arterial system shall be limited to off-peak						
	hours, as permitted.	_	7				
•	Truck deliveries occurring during construction shall						
,	be consolidated to the extent feasible.						
	Idling trucks or heavy equipment shall turn off their						
	five (5) minutes as required by law.						
	On-site heavy equipment used during gradies and						
	construction shall be equipped with diesel particulate						
	filters unless it is demonstrated that such equipment						
	is not available or its use is not cost-competitive.						
•	All building construction shall comply with energy						
	Regulations.						
•	To the extent that such measures are economically	·					
	feasible/cost						
•	competitive, the applicant shall incorporate the following practices:						
	- Utilizing electricity from power poles in place	-					
	of temporary diesel or gasoline-powered						
	generators;						

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 37 of 97

T		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	 Utilizing methanol or natural gas-powered mobile equipment and pile drivers in place of diesel; and 						
·	 Utilizing propane or butane-powered on-site mobile equipment in place of gasoline. 						
•	Construction equipment operations shall be						
Biota	suspended during any second stage smog alert.						
BIO-1	Tree removal shall be performed between the dates	Grading/	County	Prior to Grading	County Public Works		
	of August 1 through January 31 to avoid the nesting	Construction			County 1 dolle works		
	biologist shall conduct a thorough examination of		ISISOIDE SITTOTIVION	On-going	County Regional Planning		
·	the tree to determine whether nesting birds are				q		
	present, and if found, the status of the nest shall be						
•							
	removal. If nesting birds are present, the biologist shall prepare a recommendation, which may include						
	a delay of the removal until such time that nesting						·
	has been completed. The recommendation of the						
	A cent for amount and amount are to the local CDFG						
	the tree(s).	-					
Cultur	Cultural Resources						
Prehist	Prehistoric and Historic Archaeological Resources CIII-1 During the removal of asshell paring and	Demolition/	County	On-going	County Regional		
		Construction	Archaeological		Figiliiii		
	monitored by a qualified archaeological monitor.		Monitor				
	The archaeological monitor shall also be						
	accompanied by a Native American Monitor to be						
	selected from the Native American Heritage						
	evidence of any prehistoric or historic resources be						
	uncovered, including Native American resources, the						
	archeologist must be notified and work in the find						44
	Historic Preservation Office and Los Applies						
	- 1						

4 - 32

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 38 of 97

		Office of State Historic		Monitor		ANTAOM HIBIG SHOPE	
		County Regional Planning		Archaeological	truction		
				County	4		CUL-S
						Like the the in S	
					-	origin, the Native American Heritage Commission must be notified and permitted to identify the Most	
		Heritage Commission				5097.98 and Health and Safety Code Section 7050.5. If the remains are found to be of Native American	···
		Native American				disposition of the remains shall be conducted in	
		County Coroner		Monitor		identification of the remains. Preservation and	
_		Planning		Archaeological		the sites, the County Coroner shall be contacted and permitted access to the site for prolimination	
		County Regional	On-going	County	Grading/ Construction	removal of asphalt paving and subsequent grading of	- 605
						İ	G
		e e e e e e e e e e e e e e e e e e e				maintained at the Los Angeles County Museum of	
		County Regional	On-going	County	Construction		:
					Charles	JL-3 Following 830116(d) of the Constal Act and cultural	CUL-3
		,		Archaeological Monitor		Section 15064.5(f) of the CEQA Guidelines.	
_		Planning	the Common of th		Construction	evaluation must be conducted in accordance of	
		Comercia	Ontgoing	County	Grading/		CUL-2
						significance.	
						significant archeological resources, while the find is	
						any activities adversely impacting potentially	
						archeological monitor shall be at a microvered. The	
		Зитоппота				County Department of Regional Planning shall also	
Time	Sign Off	Party Responsible for Verification/	Time of Clearance	Party Responsible for Implementation	Monitoring Phase	Mitigation	
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO		

4 - 33 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 39 of 97

		Traffic and Lighting Division		-		of Los Angeles Department of Public Works Traffic
		County Public Works -				21 shall be submitted to the County of Los Angeles Department of Beaches and Harbors and the County
		Beaches and Harbors	Permit		Construction	TA-1 Traffic Control Plans for both Parcel OT and Parcel
		County Department of	Prior to Grading	County	Grading/	Construction Period Impacts
						Traffic/Access
						glare effects.
	-					lens-covering light grills to eliminate potential
						aimed at key walkway points and screened by
						low level positioned lights that are specifically
						exterior pedestrian walkways shall consist of
					-	 Lighting used to provide for public safety along
						 Outdoor flood lamps shall not be used to
						boundary is prevented.
						minimized and light trespass outside the project
						so that backscatter to the nighttime sky is
-			-			downward or toward the area to be illuminated.
				,		shielded, hooded fixtures and shall be directed
						 Exterior lighting shall consist of low intensity,
						shall include the following features, at a minimum:
						Angeles review and approval. The Lighting Plan
		Regional Planning				
		County . work or orks	Permit	•	Operations	VIS-1 The applicant shall develop and submit a Lighting
		County Public Works	Prior to Building	County	Plan Check	Light and Glare
						Visual Resources
		Regional Planning	-	Archaeological Monitor	-	refinit consistent with the provisions of the certified Marina del Rey LCP.
		•	Recovery Program		truction	warranted, it shall require a Coastal Development
		County Public Works	Completion of the	County	Grading/Cons	CUL-6 Should an Archaeological Recovery Program be
		Heritage Commission				grading, the proposed extent of the grading, and the
		Native American			•	Heritage Commission of the location of the proposed
		Prescryation				Historic Preservation and the Native American
		7.1.1.101.116				evidence that they have notified the Office of State
Time	Sign Off	Verification/	Clearance	Implementation	Phase	Mitigation
		Party Responsible for	Time	Darty Dagangible for	Monitoring	
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO	

4 - 34

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 40 of 97

Pursuant to the Marina del Rey Specific Plan Transportation Improvement Program (TIP), the applicant shall provide a "fair share" contribution toward the funding of Category I (local Marina) and Category 3 (regional) roadway improvements, based on the amount of project PM peak hour trips. [As the County's traffic mitigation fee structure is currently \$5,690 per PM peak hour trip, the proposed project shall be required to pay \$170,700 in trip mitigation fees, based on the expected project	Admiralty Way at Palawan Way, and Admiralty Way at Bali Way:	For the intersections of Admirator Way at Via Marine	Traffic Control Plans shall designate haul routes for construction-related vehicles, the location of access to the construction site, and staging and parking areas for workers and equipment. The Plans shall also specify the permitted hours of construction, methods of safeguarding traffic flow, methods of rerouting or detouring traffic if necessary, and the placement/utilization of traffic control devices (including signs, flashing arrows, traffic cones and delineators, barricades, flaggers, temporary modifications to existing signals and signal timing, etc.) as necessary. Further, the Plans shall address the provision of signage for alternative pedestrian and bicycle access routes where affected, coordination with emergency service providers, and coordination with pubic transit providers (such as the MTA, LADOT Commuter Express, and Culver City Bus). The Plans shall include the MTA telephone number (213-922-4632) of the Metro Bus Operations Control Special Events Coordinator that coordination outreach efforts	Mitigation and Lighting Division for review and approval. The	
		Plan Check		Monitoring Phase	HADIMA
		County		Party Responsible for Implementation	MILLION MUNITURING PROGRAM
	Permit	Prior to Building		Time of Clearance	OGRAM
	Regional Planning	County Public Works		Party Responsible for Verification/ Monitoring	
				Sign Off	
				Time	

Min	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
trip generation of 3 with a portion of the the Category improvements].	trip generation of 30 net new PM peak hour trips, with a portion of these fees being designated toward the Category 3 (regional) transportation improvements].						
For the intersections of Washington Way, Washington Boulevard at Occa and Admiralty Way at Mindanao Way;	For the intersections of Washington Boulevard at Palawan Way, Washington Boulevard at Ocean Avenuc/Via Marina, and Admiralty Way at Mindanao Way:	Plan Check	County	Prior to Building Permit	County Public Works Regional Planning		
Washington Bouler Washington Bouler realignment at the reduce the angle of lane for a more per to northbound left-tu Washington Boulev	provide 1) a new traffic signal at the intersection of provide 1) a new traffic signal at the intersection of Washington Boulevard and Palawan Way. 2) realignment at the south leg of the intersection to reduce the angle of the northbound right-turn only lane for a more perpendicular approach in addition to northbound dual left-turn lanes, and 3) two northbound left-turn lanes onto westbound Washington Boulevard and an exclusive right-turn						
are currently being t \$332,500, with a pro	are currently being finalized, they are estimated to be \$\frac{332,500}{\text{with a project responsibility of \$12,635.}}						
TA-4 The proposed proje funding to either 1) lane at the Admin intersection or 2) th	The proposed project shall contribute "fair share" funding to either 1) a second southbound left-turn lane at the Admiralty. Way at Mindanao Way intersection or 2) the conversion of the shared left-	Plan Check and/or Construction	County	Prior to Building Permit	County Public Works Regional Planning		
turn/through lane to lane on the westboo Way at Mindan	turn/through lane to a shared through/left-/right-turn lane on the westbound approach to the Admiralty Way at Mindanao Way intersection with		-				
optimization of s intersections at this	optimization of signal operation at adjacent intersections at this intersection when plans are						
TA-5 The proposed proje	The proposed project shall dedicate the necessary right of way for the future widening of Admiralty	Plan Check	County:	Prior to Grading	County Public Works		
Way as well as an eight-foot sid	Way as well as an eight-foot sidewalk along the			1	Regional Planning		

4 - 36

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 42 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	3RAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Utilitie	Utilities (Water Supply)				Surjonnoral		
Water	Water Demand	Plan check	County	Prior to Grading	County Public Works		
WS-1	The applicant shall prepare a landscape plan that	and		Permit	· · · · · · · · · · · · · · · · · · ·		
	inects all provisions of Title 26 of the Los Angeles County Code. Chapter 71, Water Efficient	construction					
WS-2	The applicant shall incorporate into the building	Building Plan	County	Prior to Building	County Dublic W. J.		
	plans water conservation measures as outlined in the following:	check.	,	Permit	County Labite Works		
•	State of California Health and Safety Code Section	and Operation					
	17921.3, requiring low-flow toilets and urinals;						
•	Title 24. California Administrative Code, which		_				
	establishes efficiency standards for shower heads.	*				-	
	lavatory faucets, and sink faucets, as well as				•••		
	water used before bot motor and that can reduce						
	fixtures: and						
•	Government Code Section 7800, which requires that						
	lavatories in public facilities be equipped with self-			***			
1 O(XX	closing faucets that limit the flow of hot water.				-		
W 3-3	The applicant shall adhere to the conditions of the Los Angeles County Waterworks District "will	Plan approval	County	Prior to Utility	County Public Works		
	issued for Parcel OT and Parcel 21.	Construction		rian approval			
	including, but not limited to, the payment of			Prior to Building			
	improvements, if necessary.	-		Permit			
WS-4	-+	Plan approval	County	Prior to Iltility	Court Ball' W. J		
		and		Plan annroyal	County Public Works		
		Construction		a approva			
	the public water system.			Prior to Building			
WS-5	red a water main relocation	Prior to	County	Prior to Gradina			
		09		Permit	County Fublic Works		
		Cille					
	upsized water main shall be installed and operational						
	on Parcel OI, unless the water main upsizing is to						

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 43 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	GRANI			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	be constructed and made operational as a part of the proposed project. The applicant shall be responsible for costs associated with relocating the water main on Parcel OT or compensating the District for such incurred costs.				2		
WS-6	The applicant shall complete the following tasks, for review and approval by the County of Los Angeles Fire Parartment:	Water /Utility Plan	County	Water/Utility Plan Check	County Public Works		
	Percel OT Prepare a Fire Safety Plan; Prepare a Fire Safety Plan; Verify and perform Fire Flow Availability tests on I) the nearest existing public fire hydrant on Admiralty Way (Los Angeles County Waterworks), and 2) the nearest existing public fire hydrant on Washington Boulevard (District); Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196). Parcel 21 Prepare a Fire Safety Plan; Verify the nearest existing public fire hydrant to the property: Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and	Building Building Permit approval for architectural plans On-going		Prior to Building Permit	County Fire Department		
<i>W-7</i>	Prior to issuance of the grading permit for the proposed project, the water main infrastructure in Panay Way shall be replaced with a water main that is up to 18 inches in diameter and operational in order to meet the fire flow demand of the project on Parcel 21.	Grading / Construction	County	Prior to Grading Permit	County Public Works		

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Environmental Safety				Vionitoring		
t shall adhere to all applicable County, deral guidelines regarding the handling, disposal, and/or remediation of soils	Grading / Construction	County	Prior to Grading Permit	County Public Works		
classified as hazardous waste, which may include, but not be limited to, the development and implementation of a Soil Management Work Plan			On-going			
(SMWP) for the project, as well as correspondence with the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) to determine the level of any						
-						
debris is discovered during construction/grading activities, and the waste or debris is helieved to	Grading / Construction	County	During Grading	County Public Works		
suspected contaminant: remove workers and the						
public from the area: notify the resident inspector: secure the area as directed by the resident inspector.						
and notify the County of Los Angeles Hazardous Waste/Materials Coordinator and the Fire						
Department. Work in the affected area shall cease						
appropriate governmental oversight agency and a						
Parcel OT Methane Concentrations	Construction					
tall a passive ventilation		()	Permit	County Public Works		
System beneath the building foundation system on Parcel OT The sub-class contracts						
consists of four-inch diameter perforated			Filor to Occupancy			
polyethylene piping installed within 12-inch deep gravel-filled trenches beneath the building. These					_	
vent lines are normally spaced no more than 20 to 30						
subgrade beneath the building. The sub-selah vent			· · · · · · · · · · · · · · · · · · ·			
lines are connected to vent risers installed within the			•			

T		MILLOALIC	MITIGATION MONITORING PROGRAM	GRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	building walls. As with typical sanitary sewer vent lines, the methane vent risers terminate above the roofline of the building. A dewatering system shall be required if the methane vent lines are less than one foot above the historic high groundwater level at the site.						
ES-4	The applicant shall install a gas membrane beneath	Construction	County	Prior to Building	County Public Works		
	the building foundation system of Parcel OT. The sub-slab gas barrier typically consists of a continuous Liquid Boot membrane installed beneath the floor slab of the building. This membrane has a minimum required thickness of 100-mills (0.10 inch). Gas tight seals are required at all locations where utilities or conduits penetrate the membrane. At the completion of the installation, the membrane is smoke tested using a procedure developed by GeoKinetics in order to confirm its			Permit			To all the second secon
F.O. 5	The applicant chall install conduit sack on dr.	Construction					
ES-5	The applicant shall install conduit seals on dry utilities servicing the building the Parcel OT. Conduit seals shall be installed on dry utility	Construction	County	Prior to Building Permit	County Public Works		
	terminate on the interior of the building. These seals are intended to prevent the migration of methane						
	through the conduits to interior areas. Also, in order to reduce the potential for methane to migrate through the sand backfill of any utility trenches,				,		
	which extend up to and/or beneath the building 'dams' consisting of a lean sand/ cement/ bentonite slurry shall be installed within the trench lines at the						
ES-6	Upon finalization of the foundation and/or architectural plans for the structure on Parcel OT.	Construction	County	Grading Permit	County Public Works		
	and prior to issuance of the Grading Permit, the project subsurface methane gas consultant shall review such plans and provide further recommendations for methane gas mitigation	Operation	Methane Gas Consultant	Building Permit			

- 40

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 46 of 97

The first control of the control of	OITWOITIN	MITIGATION MONITORING PROGRAM	JRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
recommendations by the subsurface methane gas consultant shall be adhered to by the annlicant				3		
Global Climate Change				-		
	Construction	County	Building Permit Plan Check	County Public Works		
	Operation		Prior to Occupancy	Regional Planning		
applicant has incorporated several measures into the project design that exceed minimum Title 24 energy conservation requirements. Amono these measures are:			Ongoing			
• Installation of low NOx (nitrogen oxide) residential						
 Installation of Energy Star labeled furnaces, equipment and appliances: 						
 Use of water-based paint on exterior surfaces; 		-				
water on demand evelopie if their morns of the						·
is demonstrated to exceed that of a central storage						
 Use of improved insulation and ducting: 						
 Use of natural lighting; 	··					
Installation of energy efficient lighting and/or maximize use of low pressure sodium and/or						
-						
 Use of drought-tolerant landscaping subject to County review: 		•				
 Encouragement of the use of transit, bicycling and 						
walking by providing infrastructure to promote their						
· Prohibition against the installation and use of wood						
burning fireplaces; and						
• Use of low volatile organic compound (VOC)				-		
Scarings for partition surfaces.						

	MITIGATIO	MITIGATION MONITORING PROGRAM	JRANI			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Geotechnical Hazards			7,000,000,000			
GEO-1 The applicant shall implement the geotechnical engineering recommendations related to	Grading/ Construction	County	Grading Permit	County Public Works		
	Operation	Geotechnical Engineer	Prior to Building Permit			
conditions that are imposed on the project and are deemed appropriate and necessary during grading.			Prior to Occupancy			
construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A			-			
Parcel OT and Parcel 21	Grading/		7			
tro .	Construction	County	Ciading	County Fublic Works		
Construction		Geotechnical Engineer	Prior to Building			
Open, unshored, excavations above the groundwater			reinnt			,
table may be cut vertically to a maximum depth of no more than four feet. Excavations extending.				_		
between four and 15 feet deep (Parcel OT) or						
between four and ten feet (Parcel 21) shall be shored			·····			• • • •
least a one and one-half horizontal to 1 vertical						
(1.5H:1V) slope or flatter. If excavations dry out,						
sloughing will occur. No excavation shall be made		-				•
any existing footing or structure.						
ed) excavations are	Grading/	County	Grading Permit	County Public Works		
		Geotechnical Engineer	Prior to Building			
any slope equal to the depth of the excavation (both distances measured from the top of the excavation						
slope).						
 Adequate measures shall be taken to protect any structural foundations, pavements, or utilities adjacent 	Grading/ Construction	County	Grading Permit	County Public Works		
		Geotechnical Engineer				

4 - 1 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 48 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
 Design and operation of any dewatering system shall be the responsibility of the contractor. However, 	Grading/ Construction	County	Grading Permit	County Public Works		
Earth Systems Southern California Inc. suggests that a sheet-pile cutoff wall shall be used as a cutoff wall to		Geotechnical Engineer	On-going		4	
minimize entry of groundwater into the temporary basement excavation. Alternatively, a soil-cement cutoff wall shall be used as the cutoff wall shall be					75-11	_
proposed as a mitigation measure for lateral						•
also be necessary to remove groundwater from the						
operation of sumps and pumps or well points shall be						
Operation	Construction	County	Prior to Building	County Bublic Walk		
To minimize entry of moisture into the completed	·		Permit	County Fublic Works		
backdrain system with sumps and sump pumps shall be	Operation	Geotechnical Engineer				
utilized below the bottom floor slab and behind the retaining walls for the subterranean portions of the structure						
engineering recommendations related to soil	Grading/	County	Grading Permit	County Public Works		
condition improvement of the geotechnical engineer	Cored action	Geotechnical Engineer	Field Verification			
	Operation		o di licanoni			
deemed appropriate and necessary during grading.		Contractor	On-going			
construction, and/or operation of the proposed	~					
developments at Parcel OT and Parcel 21. A						
summary of these recommendations follows:				-	·	-

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 49 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Parcel OT	Grading/	County	Grading Permit	County Public Works		
General Site Preparation	Construction					
As the existing fill material is not suitable for use in		Geotechnical Engineer	Field Verification			
engineered fill at the site, all strippings and debris						
shall be removed from the site in order to preclude		Contractor				
their incorporation in site fill or remedial excavation						
backfill. Depressions resulting from such removals						
shall have debris and loose soils removed and filled						
with suitable soils placed as recommended below.						
 Soils beneath any proposed traffic-bearing pavement 	Grading/	County	Grading Permit	County Public Works		
and any exterior non-traffic hearing concrete	Construction		(
flatwork (sidewalks, patios, walkways etc.), shall be		Geotechnical Engineer	Field Verification			
excavated a minimum of 24 inches below the		(
existing grade or finished subgrade, whichever is		Contractor			***	
lower. The remedial excavation shall extend a						
-						
excavation shall then be scarified (rimpad) air inches						
Suitable imported soils shall be used to replace the						
excavated fill. if necessary The imported material					***************************************	
shall be moisture conditioned to near optimum						
moisture content and be uniformly compacted to at						
least 90 percent of maximum dry density using					*****	
mechanical compaction equipment. Compaction						
shall be verified by testing. It shall be understood						
that the new fill beneath such pavements and slabs						
will still be supported on at least 10 feet of non-						
engineered old debris fill, and as such may be			-			
subject to distress and shorter service life.						
 If necessary, import soils shall be equal to, or better 	Grading/	County	Grading Plan	County Public Works		
	Construction	•	Check			
		Geotechnical Engineer				
In general, import material shall be free of organic			Prior to Building			
matter and harmful substances, have (00 percent	**	Contractor	Permit			
passing a two inch sieve, 60 percent to 100 percent			-			
passing a #4 sieve, no more than 20 percent passing a						

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 50 of 97

				nan 35, and a Plasticity Index less e to be utilized import soils shall to their use. Approval of import only after the material is on the blace, or stockpiled in adequate e the project. adjacent to confined areas (i.e. the excavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly alift placement thickness of any be controlled in order to prevent bimerged" structure. ems for the proposed structure to that runoff vater is diverted ture. The designed and constructed so that runoff vater is diverted ture. The designed and constructed so or or near pavement. Drainage structed to divert drainage from Construction on or near pavement. Drainage structed to divert drainage from Construction of compacted soils. The finished compacted sand or over the finished compacted.	i.v.	Clearance Prior to Building Permit	Monitoring Monitoring	Sign On	1 ime
than 12. If they are to be utilized import soils shall solt shall be given only after the material is on the project, either in-place, or stockpiled in adequate guantity to complete the project. Backfill around or adjacent to confined areas (i.e., interior utility trench excavations, etc.) shall be performed either with a lean sand/coment tile. Backfill around or adjacent to confined areas (i.e., interior utility trench excavations, etc.) shall be performed either with a lean sand/coment tile. Backfill around or adjacent to confined areas (i.e., interior utility trench excavations, etc.) shall be performed either with a lean sand/coment tile. Backfill around or adjacent to confined areas (i.e., interior utility trench excavations, etc.) shall be performed either with a lean sand/coment tile. Backfill around or adjacent to confined areas (i.e., interior utility trench excavations, etc.) shall be performed either with a lean sand/coment tile. Backfill around or adjacent to confined areas (i.e., interior utility trench excavations, etc.) shall be performed either with a lean sand/coment utility trench excavations, etc.) shall be performed either with a lean sand/coment utility trench excavations, etc.) shall be performed either with a lean sand/coment utility trench excavations, etc.) shall be performed either with a lean sand/coment utility trench excavations, etc.) shall be performed either with a lean sand/coment utility trench excavations and etc. Final site grades shall be designed and on enter pavement. Dramage devoces shall be constructed to divert dramage from the project site. Final site grades shall be designed over the finished companded construction is little at a project by the performed either and the project of companded construction is grades shall be placed over the finished companded construction. Construction shall be supported by companded construction is Grading/ County Public Works Construction for beautiful trenches and or designed to the project of the project of the project of the pro	at 35, and a Plasticity Index less to be utilized, import soils shall to their use. Approval of import only after the material is on the flag, or stockpiled in adequate the project. The project on stockpiled in adequate the project in adequate the project. Shall be designed and coment a furry its of centent per cubic yord) or will a lean sand-centent slurry its of centent per cubic yord or will a lean sand-centent slurry its of centent per cubic yord or will a lean stand-centent slurry its of centent per cubic yord or will a lean stand-centent slurry its of centent per cubic yord or his proposed structure. Construction or hat runoff water is diverted on or or her pavennent. Dramage structed to divert drainage from conterer slab-on-grade over the finished compacted as inches or compacted as of construction inches of compacted as of construction acing protect of the finished compacted acing concrete. This granular inches or construction is frading. Contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor Permit County Public Works	and 35, and a Plasticity Index less to be utilized, import soils shall to their use. Approval of import only after the material is on the project. The project of the project is diverted to comfined areas (i.e. with a clean sand/dement/fly with a lean sand/dement shurry is of centrely prevent with a lean sand/dement shurry w	an 35, and a Plasticity Index less to be utilized, import soils shall to their use. Approval of import only after the material is on the late, or stockpiled in adequate the project. Approval of import only after the material is on the late, or stockpiled in adequate the project. Approval of import only after the material is on the late, or stockpiled in adequate the project. It is a material is on the project to prevent if at late standerment/fry and fine placement fisheress of any be convinited in order to prevent the fine project of the project of th	Mitigation Monitoring Part	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
to the utilized import soils shall be the project. adjacent to confined areas (i.e. the project.) shall be with a lean sandcement shurtly of lift placement thickness of amy of that unoff vater is diverted ture. Construction on or near pavement. Drainage structure on or near pavement. Drainage structed to divert drainage from on or near pavement. This granular moisture confined sand or saing concrete. This granular moisture confined to mapaced sand or saing concrete. This granular moisture of sampared construction is construction is diverted when the proposed structures and constructed so or near pavement. Drainage from Contractor Permit along concrete slab-on-grade construction is Contractor Contractor Permit Building Contractor Permit Bu	and 3, and a Plasticity Index less to the utilized, import soils shall to their use. Approval of import only after the material is on the lake, or stockpiled in adequate the project. adjacent to confined areas (i.e. eth excessions, set.) shall be with a lean sandcement shure of the severations, set.) shall be with a lean sandcement shure of the proposed structure of the proposed structure of the proposed structure. Construction of the proposed structure of the proposed structure of the proposed structure of the proposed structure. Construction of the proposed structure of the designed and constructed so one rear pavement, Dramage from concrete slab-on-grade over the finished compacted and or early confidence of the supported to confidence of the pacing acting equipment of the pavement of the proposed structure of the pavement of th	an 35, and a Plasticity Index less to the utilized, import soils shall to their use. Approval of import only affor the macrical is on the face, or stockpiled in adequate the project. Adjacent to confined areas (i.e. the project, shall be with a lean sand-cement shure or shall be with a lean sand-cement shure of shall be with a lean sand-cement shure or shall be w	an 35, and a Plasticity Index less to the united import soils shall to their use. Approval of import only after the marcial is on the algecent to confined areas (i.e. the project. Approval of import only after the marcial is on the algeration of the proposed structure. Operation of or her proposed structures and on or near pavement, Dranage structed to divert dranage from on or or near pavement. Inches of compacted as on or or near pavement. Inches of compacted soils. Inches of compacted soils on supported by construction inches or compacted as and or or over the finished compacted and or supported by compacted as on or or near pavement. Inches of compacted soils inches of compacted as one of compacted soils on or near pavement. Inches of compacted soils on supported by compacted as and or of over the finished compacted as one or near pavement. Inches of compacted soils on supported by compacted soils inches of compacted as one or near pavement. Inches of compacted soils on supported by compacted soils inches of compacted as one or near pavement. Inches of compacted soils on supported by compacted soils inches of compacted soils on or near pavement. Inches of compacted soils on supported by compacted soils inches of compacted soils on or near pavement. Inches of compacted soils on or near pavement, Dranage or near pavement, Dranage or near pavement, Dranage or near pavement,	Monitoring	y Responsible for	Time of	Party Responsible for		
and 35, and a Plasticity Index less to the contributed import soils shall to their uses. Approval of import only after the material is on the adjacent to confined areas (i.e. the project. The project. The proposed structure conditional and it if placement their prevent the proposed structure. The proposed structure conditional and it is placement their and it is placement the proposed structure. Construction County Permit County Public Works Permit County Public Works Permit County Public Works Check Check County Public Works Contractor Permit Building County Public Works Check Check Construction Is County Public Works Construction County Public Works Check Check County Public Works Check	an 35, and a Plasticity Index less or lose utilized import of import only after the material is on the disce, or stockpiled in adequate the project. Another expansions, etc.) shall be distin a learn sand/cement survey that is of cement per cubic yard) or fall a mature of sand/cement survey that is of cement per cubic yard) or fall a mature of sand/cement survey the controlled in order to prevent the project. Construction Operation Operation Or near pravement, Dranage structure is diverted on or near pravement, Dranage on or near pravement, Dranage on or returnation of compacted soils. The soft compacted soils. The drawy from all structures and over the finished compacted acong concrete. This granular acong concrete. This granular be structural engineers Construction Contractor Co	an 35, and a Plasticity Index less or Obe utilized import soils shall to their use. Approval of import only after the material is on the adjacent to confined areas (i.e. the project. An adjacent to confined areas (i.e. the sand/cement slurry is of cement per cubic yard) or full a mature of sand/cement slurry is of cement per cubic yard) or full a mature of sand/cement slurry is of cement per cubic yard) or full a mature of sand/cement slurry is of cement per cubic yard) or full a mature of sand/cement slurry fill a lean sand/cement slurry is of cement per cubic yard) or full a mature of sand/cement slurry fill a lean sand/cement	and 35, and a Plasticity Index less or to be utilized, import soils shall to their use. Approval of import only after the material is on the adjacent use. Approval of import only after the material is on the rate project. Ich excavations, etc. cl. shall be with a leas sandeement slurry its of cement per cubic yard) or vial (a mixture of sandeement flure.) The diff pheement thekness of any the controlled in order to prevent ture. Operation County on that runoff water is diverted ture. The designed and constructed so the drawy from all structures and on or near pavement. Dramage from Operation Construction on or near pavement. Dramage of compacted soils. Supported by compacted soils. Supported by compacted soils or measured to order the finished compacted and control to rear mosture conditioned to near most and uniformly compacted and construction of the construction of	Monitoring Phase	y Responsible for	Time of	Party Responsible for	ويت العر	į
an 33, and a Plasticity Index less et obe utilized, import soils shall to their use. Approval of import only after the material is on the blace, or stockpiled in adequate the project. adjacent to confined areas (i.e., etch excavations, etc.) shall be with a lean sand/cement/fly will all a mixture of sand/cement/fly will it placement thickness of any be controlled in order to prevent blureged structure. ems for the proposed structure on that runoff water is diverted ture. Construction Orading/ Operation County County Countractor Countractor Countractor Country Countractor Country an 33, and a Plasticity Index less of their use. Approval of import soils shall to their use. Approval of import soils shall to their use. Approval of import soils shall to their use. Approval of import soils shall be with a lean sand/cement slurry ks of cement per cubic yard) or tial a mixture of sand/cement/fly diff placement thickness of any be controlled in order to prevent binerged structure. The diff placement thickness of any be controlled in order to prevent binerged structure on the proposed structure on the proposed structure. The designed and constructed so or near pavenent. Dranage structed to divert drainage from on or near pavenent. Dranage structed to divert drainage from on or near pavenent. Dranage structure away from all structures and on or near pavenent. Dranage structure on the finished compacted soils. Inches of compacted sand or dover the finished compacted acing concrete. This granular moisture conditioned to near moisture conditioned to mear moisture endinger's construction is deotechnical Engineer Prior to Building Contractor Prior to Building Plan Check Construction Geotechnical Engineer Prior to Building Orading/ Construction Geotechnical Engineer Prior to Building Orading Plan Check Construction Geotechnical Engineer Prior to Building Orading Plan Check Construction Geotechnical Engineer Prior to Building Orading Plan Check Construction Geotechnical Engineer Prior to Building Orading Plan Check Construction Geotechnical Engineer Prior to Building Orading Plan Check Check Construction Geotechnical Engineer Prior to Building Orading Plan Check C	an 33, and a Plasticity Index less of to be utilized, import soils shall to their use. Approval of import only after the material is on the lace, or stockpiled in adequate the project. adjacent to confined areas (i.e. the project in the exervations. etc.) shall be with a lean sand/cement/fly in a lean	an 33, and a Plasticity Index less of to be utilized import soils shall to their use. Approval of import only after the material is on the lace, or stockpiled in adequate either project. adjacent to confined areas (i.e. the exeavations, etc.) shall be with a lean stand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement thickness of any be controlled in order to prevent binnerged" structure: Construction of the proposed structure controlled in order to prevent binnerged structure. Construction of overtidation of construction of contractor or all structures and constructed so or near pavement. Drainage from tree away from all structures and controlled to divert drainage from controlled to divert drainage concrete slab-on-grade construction construction contractor conditioned to near moisture con	Phase	mplementation	time of Clearance	Verification/	Sign Off	Time	
to their use. Approval of import consist shall to their use. Approval of import consists shall to their use. Approval of import consisted in adequate effect of the project. The project adjacent to confined areas (i.e., oth secarations, etc.) shall be with a lean sand/cement slurry adjacent to confined areas (i.e., oth secarations, etc.) shall be with a lean sand/cement slurry for sand/cement/fly of lift placement thickness of any be controlled in order to prevent burre. Construction County County County Country on that runoff vacer is diverted ture. Construction Geotechnical Engineer Prior to Building Plan Check supported by compacted soils. Inches of compacted soils. Inches of compacted to rear ment and uniformly compacted and engineers of the Expansion Index of the Expansion Index of the construction is done the expansion Index of the construction is done the expansion Index of the construction is done the structural engineers and the expansion Index of the construction is done the structural engineers and the expansion Index of the construction is done the expansion Index of the construction is done the structural engineers and the construction is done the expansion Index of the construction is done the engineer construction in the engineer construction is done the engineer construction in the eng	to their use. Approval of import consists shall to their use. Approval of import consists shall to their use. Approval of import consists shall to only afor the material is on the lace, or stockpiled in adequate adjacent to confined areas (i.e. the project. adjacent to confined areas (i.e. the project. the project to confined areas (i.e. the project to confined adjusted to the project to confined and construction to the project to prevent the finished compacted areas concrete. This granular moisture conditioned to near moisture conditioned to mear moisture conditioned to mear moisture conditioned to mear praction equipment. The structural engineer's construction is detection and the Expansion Index of the construction and the confined Engineer to construction is detected to the finished compacted areas construction is detected to the structural engineer's construction and the Expansion Index of the construction areas and the Expansion Index of the construction and the confined Engineer construction areas and the construction is detected to the construction areas and the construction is construction areas and the construction areas and the construction areas are constructed to the construction areas and the construction areas are constructed to the construction ar	to their use. Approval of import consist shall to their use. Approval of import consists shall to their use. Approval of import consists shall to their use. Approval of import consists shall to their use. Approval of import construction adequate adjacent to confined areas (i.e. the xeavations, etc.) shall be with a lean sand/cement slurry its of cement per cubic yard) or rial (a mixture of sand/cement/fly dift placement thickness of any be controlled in order to prevent bimerged' structure. Construction Operation County County County County County County County Contractor Operation Geotechnical Engineer Contractor Operation County County County County Contractor Operation Operation Contractor Operation Contractor Operation Operation Contractor Operation Contractor Operation Operation Contractor Operation Operation Contractor Operation On-poing Orading Plan Operation Operation On-poing Orading Plan Operation Opera	to their use. Approval of import only shall be adjacent to confined areas (i.e. the excavations, etc.) shall be with a lean sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement) prevent bimerged structure of that runoff vater is diverted ture. Construction County County Contractor County Contractor On-going Grading/ County Contractor On-going Contractor On-going Conding Permit On-going Contractor On-going Contractor On-going Conding Permit Congention equipment. Supported by compacted soils. Indies of compacted acing concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to near ment and uniformly compacted acing concrete. This granular moisture conditioned to near ment and uniformly compacted acing concrete slab-on-grade construction is of contractor or check Construction Geotechnical Engineer Contractor County County County County County County Crading Plan Check				Monitoring	(į
to the use. Approval of import only after the material is on the lace, or stockpiled in adequate the project. adjacent to confined areas (i.e. the project. adjacent to confined areas (i.e. the exavations, etc.) shall be with a lean sand/cement/fly with	to their use. Approval of import only after the material is on the lace, or stockpiled in adequate the project. adjacent to confined areas (i.e., neh exervations, etc.) shall be with a lean sand/cement slurry with a	to the use. Approval of import only after the material is on the lace, or stockpiled in adequate alace, or stockpiled in adequate al	only after the material is on the lace, or stockpiled in adequate adjacent to confined areas (i.e. teh expoject. Construction Contractor than 10 lethous are to Letter 1 index less						
only after the material is on the lace, or stockpiled in adequate effective, or stockpiled in adequate effective	ture. Approval of import only adequate algacent to confined areas (i.e. algacent to confined areas (i.e. the project. and be with a lean sand/cement per cubic yard) or field a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent binnerged" structure. Construction ture. Construction or that runoff vater is diverted to or or near pavenent. Drainage structed to divert drainage from on or near pavenent. Drainage structed to divert drainage from supported by compacted soils. Inches of compacted soils of over the finished compacted acing concrete. This granular moisture conditioned to near mixture conditioned to mear mixture of construction is dishon-grade construction is detected to freek construction is detected free construction free construction is detected free construction is detected free construction free constructio	on their use. Approval of import only afor the material is on the lace, or stockpiled in adequate adjacent to confined areas (i.e. adjacent to confined areas (i.e. the xeavations, etc.) shall be with a lean sand/cement slurry keep of cement per cubic yard) or rial (a mixture of sand/cement/fly diff, placement thickness of any be controlled in order to prevent blurgeed' structure. Construction Operation County Count	only after the material is on the lace, or stockpiled in adequate ethe project. adjacent to confined areas (i.e. oth excavations, etc.) shall be with a lean sand/cement filler, shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly roll iff placement thickness of any be controlled in order to prevent binerged" structure. Operation Geotechnical Engineer rial (a mixture of sand/cement/fly roll iff placement thickness of any be controlled in order to prevent binerged" structure. Operation Geotechnical Engineer Prior to Building Plan Construction on or near pavement. Drainage structed away from all structures and on or near pavement. Drainage structure of congracted soils. Inches of compacted or near mixture and uniformly compacted acong concrete. This granular moisture conditioned to near mixture and uniformly compacted soils. Supported by compacted or near mixture and uniformly compacted or near mixture conditioned to near mixture and uniformly compacted or near mixture and uniformly compacted or near mixture and uniformly compacted or near mixture conditioned to near mixture and uniformly compacted construction is disho-on-grade construction is determined to mixture conditioned to near mixture conditioned to near mixture and uniformly compacted construction is determined to mixture conditioned to near mixture and uniformly compacted construction is determined to mixture conditioned to near mixture conditions and the near mixture con	mport soils shall				_	
only affor the material is on the lace, or stockpiled in adequate ethe project. adjacent to confined areas (i.e., the excavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement slurry be controlled in order to prevent bimerged" structure constructed so that runoff water is diverted ture. Construction Operation County Contractor Contractor Contractor Prior to Building Plan Construction Contractor Prior to Building Contractor Contractor Prior to Building Contractor Prior to Building Contractor Contractor Prior to Building Contractor Contractor Contractor Prior to Building Contractor Co	only affor the material is on the lace, or stockpiled in adequate ethe project. adjacent to confined areas (i.e., che exeavations, etc.) shall be adjacent to confined areas (i.e., che exeavations, etc.) shall be evith a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement flurry) by controlled in order to prevent bimerged" structure: on that runoff vactor is diverted ture. Construction Geotechnical Engineer County County County County County County County County County Grading/ County Check Ch	only after the material is on the lace, or stockpiled in adequate et the project. adjacent to confined areas (i.e., che exacavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/ly), and lift placement thickness of any be controlled in order to prevent binerged" structure. Construction Operation County Contractor Contractor County Contractor County Contractor County Contractor County County Contractor County Contractor County Contractor County County Contractor County Contractor Contractor Contractor County Contractor Congoing County Construction Contractor Contractor Contractor Contractor Op-going Contractor On-going Contractor On-going Contractor Check Construction Contractor Check Construction Contractor Check Construction Contractor Check Construction Contractor On-going Contractor Check Construction Contractor On-going Contractor Check Construction Contractor On-going Conding Plan Check Construction Contractor Check Construction Contractor On-going Conding Plan Check Construction Contractor Check Construction Contractor On-going Contractor On-going Contractor Check Contractor Check Contractor Check Contractor On-going Contractor Check C	only after the material is on the lace, or stockpiled in adequate ethe project. adjacent to confined areas (i.e., che exacuations, etc.) shall be with a lean sand/cement slurry with a lean sand/cement slurry of sand/cement/ly nd lift placement thickness of any be controlled in order to prevent bimerged" structure. Construction or hat runoff water is diverted ture. Construction or hat runoff water is diverted way from all structures and on or near pavement. Dranage structed to divert drainage from or or near pavement. Dranaged concrete slab-on-grade supported by compacted sand or dover the finished compacted acing concrete. This granular moisture conditioned to near necessary compacted acing concrete. This granular moisture conditioned to near necessary compacted acing concrete. This granular moisture conditioned to near necessary compacted soils. Slab-on-grade construction is the structural engineer construction is of the construction of construction of construction is of construction of construction is of construction of construction of construction is of construction of construction of construction of construction is of construction of	be evaluated prior to their use Approval of income					
only after the material is on the lace, or stockpiled in adequate the project. adjacent to confined areas (i.e. the project (i.e. the project (i.e. the project in prevent by and of the the project (i.e. the project of any the controlled in order to prevent bimerged" structure of sand/terneutly diff placement the proposed structure of any the structural engineer (i.e. the project of any the project of any the project of any the project of any the project of the project of any the project of any the project of the project of any the project of the project of any the project of any the project of the project of any the project of any the project of the project of any the project of any the project of the project of any the project of the project of any the project of any the project of the project of any the pro	lace, or stockpiled in adequate the project. adjacent to confined areas (i.e., ich excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard or rial (a mixture of sand/cement/fly dlift placement thickness of any be controlled in order to prevent bimerged' structure. ems for the proposed structures and on that runoff water is diverted ture. The designed and constructed so that runoff water is diverted away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from contracted soils. Index of compacted sand or all over the finished compacted acing concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to near moisture construction is construction is disb-on-grade construction is disb-on-grade construction is discontracted defined pacetion equipment. diff placement per cubic yard or inches structural engineer's construction is diverted. Construction Geotechnical Engineer Prior to Building Plan Check County County Grading Plan Check Construction Geotechnical Engineer Prior to Building Check Construction Grading/ County Check Construction Grading/ County Check Construction Grading/ County Check Construction Grading Plan Check Check Check Check Check Check	lace, or stockpiled in adequate adjacent to confined areas (i.e. adjacent to confined areas (i.e. adjacent to confined areas (i.e. the exervations, etc.) shall be with a lean sand/cement slurry to of the project. In the exervations, etc.) shall be with a lean sand/cement slurry to othat runoff water to prevent bimerged structure. In the designed and constructed so of or near pavement. Drainage structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from concrete slab-on-grade supported by compacted soils. Inches of compacted soils. Inches of compacted acing concrete. This gramular moisture conditioned to near moisture m	lace, or stockpiled in adequate the project. adjacent to confined areas (i.e., net exeavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent binerged" structure. On that runoff water is diverted ture. If be designed and constructed so or near pavement. Drainage structed to divert drainage from On or near pavement. Drainage structed to divert drainage from On or near pavement. Drainage structed to divert drainage from On or near pavement. Drainage structed to divert drainage from On or near pavement. Drainage structed to divert drainage from Construction on or near pavement. Drainage structed to divert drainage from Construction on or near pavement. Drainage structed to divert drainage from Construction supported by compacted sand or or do over the finished compacted acong concrete. This granular moisture conditioned to mear intent and uniformly compacted and construction is construction is construction of the structural engineer's Construction of Geotechnical Engineer Prior to Building Plan Check Grading/ County County County County County Contractor Prior to Building Crading/ County Contractor Prior to Building Crading/ County Contractor Prior to Building Crading Plan Check Slab-on-grade construction is Grading/ County Check Slab-on-grade construction is Grading/ County Check The Structural engineer County County Check Geotechnical Engineer Prior to Building Check Grading Plan Check	Solitable Prior to their use. Approval of import					
lace, or stockpiled in adequate a the project. adjacent to confined areas (i.e. the excavations, etc.) shall be with a lean sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of cement per cubic yard) or rial (a mixture of sand/cement shrry ks of controlled in order to prevent binerged" structure. Construction Grading/ County Contractor Contractor Prior to Building Contractor Contractor Contractor Prior to Building Contractor Cont	lace, or stockpiled in adequate adjacent to confined areas (i.e. the excavations, etc.) shall be adjacent to confined areas (i.e. the excavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or trial (a mixture of sand/cement/fly dlift placement thickness of any be controlled in order to prevent bimerged" structure. This pranular conditioned to near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from on or near pavement. Drainage from on or near pavement. Drainage structed to divert drainage from Construction on or near pavement. This granular inches of compacted soils. Indicate the structural engineer's construction is granular of the structural engineer's construction is difficult to construct	lace, or stockpiled in adequate adjacent to confined areas (i.e. the propect, adjacent to confined areas (i.e. the recavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of cement per cubic yard) or ital (a mixture of sand/cement slurry ks of centential Engineer Prior to Building Plan Check Construction Geotechnical Engineer Prior to Building Plan Check Contractor Prior to Building Plan Check Geotechnical Engineer Prior to Building Plan Check Contractor Prior to Building On-going Plan Check Contractor Prior to Building On-going Plan Check Contractor Prior to Building On-going On-going Plan Check Contractor Prior to Building On-going Plan Check Contractor Prior to Building On-going Plan Check	lace, or stockpiled in adequate a the project. adjacent to confined areas (i.e. the excavations, etc.) shall be with a lean sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of cement per cubic yard) or rial (a mixture of sand/cement shury ks of compacted so on or near pavenent. Drainage structures and on or near pavenent. Drainage from on or near pavenent. Drainage struction on or near pavenent. Drainage structed to divert drainage from on or near pavenent. Drainage structed to divert drainage from on or near pavenent. Drainage structures and or end over the finished compacted soils. Inches of contractor Soil soil soil soil soil soil soil soil s	solls shall be given only after the material is on the					
adjacent to confined areas (i.e. oth excavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. ens for the proposed structure so that runoff vater is diverted ture. The designed and constructed so or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from concrete slab-on-grade inches of compacted soils. Inches of compacted soils. Inches of compacted soils. Inches of conditioned to near moisture conditioned to near moisture conditioned to mear moisture conditioned is the structural engineer is the structural engineer is construction in the structural engineer is diverted. Construction content at the structural engineer is construction in the structural engineer is diverted. Construction construction is diverted. The designed and constructed so of Grading/ County County Check inches of compacted soils. Inches of compacted soils. Inches of conditioned to near moisture conditioned to near moisture conditioned to mear moisture conditioned to mear of the structural engineer is construction in th	adjacent to confined areas (i.e. adjacent to confined areas (i.e. adjacent to confined areas (i.e. other project.) In the exeavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly diff placement thickness of any be controlled in order to prevent bimerged structure. In the proposed structure constructed so that runoff vater is diverted ture. Construction of that runoff vater is diverted ture. Construction of that runoff vater is diverted ture. Construction of contechnical Engineer of Grading/ County Crading Plan Check	adjacent to confined areas (i.e. che executions, etc.) shall be with a lean sand/cement slurry its of cement per cubic yard) or rial (a mixture of sand/cement/fly), and lift placement thickness of any be controlled in order to prevent bimerged". Structure. Construction Geotechnical Engineer Permit ture. Contractor County County Contractor Contra	adjacent to confined areas (i.e. adjacent to confined areas (i.e. oth excavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. The designed and constructed so that runoff water is diverted ture. The designed and constructed so or or near pavement. Drainage structed to divert drainage from concrete slab-on-grade compacted soils. Inches of compacted and or dover the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted and the Expansion Index of the structural engineers of the struc	nroingt either in place or other.					
adjacent to confined areas (i.e. he excavations, etc.) shall be with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent binerged" structure. ens for the proposed structure controlled in order to prevent binerged" structure. ens for the proposed structures and ture. Construction of the proposed structures and on or near pavement. Drainage structed to divert drainage from supported by compacted soils. Inches of compacted ad over the finished compacted acing concrete. This granular moisture conditioned to near moisture conditioned to mear moisture conditioned construction in the structural engineer's construction for the structural engineer's construction for the structural engineer's construction for the construction in the structural engineer is construction for the construction for	adjacent to confined areas (i.e. leth excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent binerged structure. Construction Operation County adjacent to confined areas (i.e. he project. adjacent to confined areas (i.e. he excavations, etc.) shall be with a lean sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement/fly alift placement thickness of any be controlled in order to prevent binerged" structure. Operation Operation Operation Operation Operation Operation Operation Operation Operation County County Countrolled Engineer Construction Operation Operation Operation Contractor Countrolled Engineer Prior to Building Contractor Orading/ County Contractor Contractor Contractor Contractor Contractor Contractor Contractor Permit On-going Orading/ County Contractor Permit On-going Orading/ Contractor Prior to Building Cone dechnical Engineer Prior to Building Cone dechnical Engineer Prior to Building Cone dechnical Engineer Prior to Building Contractor Permit On-going Orading Plan Check Contractor Orading Plan Check Contractor Orading Plan Check Conditioned to mear moisture conditioned to near moisture conditioned to near moisture conditioned to mear moisture or mear mean mean mean mean mean mean mean mean	adjacent to confined areas (i.e. che excavations, etc.) shall be with a lean sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement slurry ke of cement per cubic yard) or rial (a mixture of sand/cement/fly dlift placement thickness of any be controlled in order to prevent binerged structure. Construction Operation County Country Contractor Prior to Building Permit Construction Contractor Prior to Building Construction Contractor Prior to Building Construction Contractor Prior to Building Contractor Contractor Prior to Building Construction Contractor Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Contractor Prior to Building Contractor Contractor Contractor Prior to Building Contractor Contractor Contractor Contractor Contractor Contractor Contractor Prior to Building Contractor Con	project, either in-place, or stockpiled in adequate						
adjacent to confined areas (i.e. reh excavations, etc.) shall be with a lean sand/cement slurry styred in a lean sand/cement slurry styred in a lean sand/cement slurry styred in a lean sand/cement/fly rail in a lean sand/cement slurry styred in a lean sand/cement/fly rail in a lean sand/cement slurry styred in a lean sand/cement/fly rail in a lean sand/cement slurry styred in a lean sand/cement/fly rail in a lean sand/cement slurry styred in a lean sand/cement/fly rail in a lean sand/cement slurry styred in a lean sand/cement/fly rail in a lean sand/cement fly rail in a lean sand/cement/fly rail in a lean sand/cement fly rail in a lean sand/cement/fly rail in a lean sand/cement/fly rail in a lean sand/cement fly rail in a lean sand/cement/fly rail in a lean sand/cement/fly rail in a lean sand/cement fly rail in a lean sand/ce	adjacent to confined areas (i.e. reh excavations, etc.) shall be with a lean sand/cement slurry with a lean sand/cement slurry with a lean sand/cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent bimerged" structure. Construction Operation County Contractor Permit Construction Contractor Permit Contractor Contractor Permit Contractor Permit Contractor Contractor Contractor Permit Contractor Permit Contractor Contractor Permit Contractor Contractor Permit Contractor Contractor Contractor Contractor Contractor Permit Contractor	adjacent to confined areas (i.e. reh excavations, etc.) shall be with a lean sand/cement slurry with a lean sand/cement slurry with a lean sand/cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent bimerged" structure. Enns for the proposed structure of that runoff water is diverted ture. Construction of contractor The designed and constructed so or near pavement. Drainage structed to divert drainage from on or near pavement, Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from concrete slab-on-grade supported by compacted soils. Inches of compacted sand or ed over the finished compacted acing concrete. This granular moisture conditioned to near mear and uniformly compacted acing concrete. This granular moisture conditioned to near mear and uniformly compacted acing concrete. This granular moisture conditioned to near ment and uniformly compacted acing construction is construction is construction is construction frack of the structural engineers construction is construction frack of the structural engineers construction construction is construction construction construction is construction contraction construction con	adjacent to confined areas (i.e. teh excavations, etc.) shall be with a lean sand/cement slurry style of cement per cubic yard) or rial (a mysture of sand/cement/fly of controlled in order to prevent binerged" structure. The designed and constructed so or or near pavement. Drainage structed to divert drainage from one or pavement. Drainage structed to divert drainage from concrete slab-on-grade over the finished compacted and over the finished compacted and over the finished compacted soils. Inches of compacted soils over the finished compacted and over the finished compacted and over the finished compacted soils. Inches of compacted soils over the finished compacted and over the finished compacted soils. Inches of compacted soils over the finished compacted and over the finished compacted soils. Inches of compacted soils over the finished compacted soils. Inches of compacted soils over the finished compacted soils. Inches of contractor of the structural engineer of the structural engine	quantity to complete the project			_		
adjacent to confined areas (i.e. neth excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rail (a mixture of sand/cement/fly of lift placement thickness of any be controlled in order to prevent bimerged structure. ems for the proposed structure of sand/cement/fly of lift placement thickness of any be controlled in order to prevent bimerged structure. ems for the proposed structure of sand/cement/fly of lift placement there is diverted so that runoff water is diverted ture. Construction of contractor of contractor on rear pavement. Drainage structed to divert drainage from content of divert drainage from supported by compacted soils. Inches of compacted aver the finished compacted adover the finished compacted acing concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to mear moisture conditioned to mear moisture conditioned construction lades of the structural engineer's construction for the construction for the structural engineer's construction for the construction for th	adjacent to confined areas (i.e. neth excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement/fly roll iff placement thickness of any be constrolled in order to prevent bimerged' structure. Construction of the proposed structure of the proposed structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from constructed to divert drainage from supported by compacted soils. Inches of compacted sand or dover the finished compacted acing concrete. This granular motisture conditioned to near mich and uniformly compacted acing construction is slab-on-grade construction is slab-on-grade construction is the structural engineer's construction is divertion difference. The structural engineer's construction is divertion is divertion from the structural engineer's construction difference from the structural engineer's construction difference from construction is divertion difference from construction is difference from construction construction is difference from construction const	adjacent to confined areas (i.e. neth excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement/fly dlift placement thickness of any be controlled in order to prevent bimerged' structure. ems for the proposed structure of sand/cement. Drainage structed so or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from con near pavement. Drainage structed to compacted soils. Supported by compacted soils. Supported by compacted soils. Supported by compacted soils. Supported to mear inches of compacted aring concrete. This granular moisture conditioned to near mean and uniformly compacted along construction is construction is different and uniformly compacted and paction equipment. Slab-on-grade construction is Grading/ County County Check Geotechnical Engineer Prior to Building Contractor Prior to Building Check Geotechnical Engineer Prior to Building Check Geotechnical Engineer Prior to Building Check Grading/ County Grading Plan Check Check Grading Plan Check Check Check Grading Plan Check	adjacent to confined areas (i.e. rech excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rail (a mixture of sand/cement/fly of lift placement thickness of any be controlled in order to prevent bimerged structure. ens for the proposed structure of sand/cement/fly of lift placement thickness of any be controlled in order to prevent bimerged structure. ens for the proposed structure of sand/cement/fly of lift placement thickness of any be controlled in order to prevent bimerged structure. Construction of county in the designed and constructed so that runoff water is diverted ture. Construction of contractor on the proposed structure and on or near pavement. Drainage structed to divert drainage from concrete slab-on-grade supported by compacted soils. Inches of compacted sand or dover the finished compacted acing concrete. This granular moisture conditioned to near motent and uniformly compacted and paction equipment. Supported by compacted soils. Construction of contractor on the prior to Building of County o	1 -					
nch excavations, etc.) shall be with a lean sand/cement shurry (st of cement per cubic yard) or rial (a mixture of sand/cement/fly all ift placement thickness of any be controlled in order to prevent bimerged" structure. The designed and constructed so that runoff vater is diverted ture. The designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from contest of compacted soils. Tinches of compacted soils alabon-grade construction is parallar moisture conditioned to near moisture conditioned to mear moisture conditioned	nch excavations, etc.) shall be with a lean sand/cement slurry is a for cement per cubic yard) or rial (a mixture of sand/cement/fly all iff placement thickness of any be controlled in order to prevent bimerged structure. Construction Operation County County County Country Check C	nch excavations, etc.) shall be with a lean sand/cement slurry (st of cement per cubic yard) or rial (a mixture of sand/cement/fly all ift placement thickness of any be controlled in order to prevent bimerged" structure. Construction Geotechnical Engineer Permit Construction or the runoff water is diverted ture. The designed and constructed so that runoff water is diverted away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement, Drainage structed to divert drainage from Supported by compacted soils. Inches of compacted a dover the finished compacted acting concrete. This granular moisture conditioned to near moisture conditioned to near ment and uniformly compacted engineers and or the structural engineers and of the Expansion Index of the	nch excavations, etc.) shall be with a lean sand/cement slurry (so of cement per cubic yard) or rial (a mixture of sand/cement/fly all ift placement thickness of any be controlled in order to prevent bimerged structure. Construction of the proposed structure of the proposed structure of the constructed so that runoff vater is diverted on the runoff vater is diverted so that runoff vater is di	Backfill around or adjacent to confined areas (in					
ich excavations, etc.) shall be with a lean sand/cement shurry its of centent per cubic yard) or rial (a mixture of sand/cement/fly de lift placement thickness of any be controlled in order to prevent be proposed structure on that runoff water is diverted ture. Construction Operation County Contractor Contractor Contractor Contractor Contractor Contractor Contractor Construction Contractor Construction Contractor Construction Contractor Contractor Contractor Contractor Contractor Contractor Contractor Construction Contractor Contractor Contractor Contractor Construction Contractor Permit Construction Contractor Co	ich excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement/fly dlift placement thickness of any be controlled in order to prevent bimerged" structure. ems for the proposed structure of sand/cement/fly dlift placement thickness of any be controlled in order to prevent bimerged" structure. Construction of the proposed structure is diverted ture. Construction of the proposed structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from concrete slab-on-grade supported by compacted soils. Inches of compacted soils. Inches of compacted to near motisture conditioned to near motisture conditioned to mear motisture construction is defented engineer. The structural engineers draining concrete slab-on-grade construction is defented engineer slab-on-grade construction is Grading/ County County Prior to Building Permit Contractor Contractor Prior to Building Permit Contractor Contractor Contractor Contractor Contractor Contractor Contractor Prior to Building Permit Construction Contractor Permit Construction Contractor Permit Construction County Crheck Construction Contractor Permit Construction County Crheck Contractor Permit Construction Contractor Contractor Permit Construction Contractor Contractor Permit Construction Contractor Permit Construction Contractor Contractor Permit Construction Contractor Contractor Contractor Permit Construction Contractor Check	tich excavations, etc.) shall be with a lean sand/cement slurry is of cement per cubic yard) or rial (a mixture of sand/cement/fly in diff placement thickness of any be controlled in order to prevent bimerged" structure. Construction of the proposed structure of the proposed structures and constructed so or near pavement. Drainage structed to divert drainage from con near pavement. Drainage structed to divert drainage from content ad uniformly compacted and over the finished compacted and construction all structure conditioned to near michael and uniformly compacted songented and construction is construction of the structural engineers o	tich excavations, etc.) shall be with a lean sand/cement blurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. ens for the proposed structure on that runoff water is diverted ture. The designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage supported by compacted soils. Inches of compacted acing concrete. This granular of over the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted solls. The structurion is alab-on-grade construction is construction. The structural engineer's construction is disab-on-grade construction is construction. The structural engineer's construction is disab-on-grade construction is construction. The structural engineer's construction is disab-on-grade construction is construction. The structural engineer's construction is disab-on-grade construction is construction. The structural engineer's construction is construction is construction. The structural engineer's construction is construction. The structural engineer is construction is construction. The structural engineer is construction is construction. The structural engineer is construction. The structural engineer is construction. The structural engineer is construction. The	into-line statistics of the st					
with a lean sand/cement slurry field in mixture of sand/cement/five and lift placement thickness of any be controlled in order to prevent bimerged" structure. ems for the proposed structure containing ture. Construction to that runoff vater is diverted ture. Construction on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from supported by compacted soils. Inches of compacted soils acing concrete. This granular moisture conditioned to near ment and uniformly compacted acing concrete. This granular moisture conditioned to mear ment and uniformly compacted the Expansion index of the construction is disabon-index of the construction is disabon-index of the construction is construction is construction is disabon-index of the construction is construction in the construction in the construction is construction in the construction in the construction is construction in the construction in	with a lean sand/cement slurry first of cennent per cubic yard) or rial (a mixture of sand/cement/hy all fit placement thickness of any be controlled in order to prevent benerged" structure. ens for the proposed structure of sand/cement/hy and lift placement thickness of any be controlled in order to prevent benerged" structure. ens for the proposed structure of sand/cement in order to prevent on that runoff water is diverted ture. Construction Geotechnical Engineer County County County County County County Crading/ County Contractor Prior to Building County Check Grading/ County Contractor Prior to Building Contractor Prior to Building Congoing Crading/ County Check Check Grading Plan Check Grading Plan Check Grading Plan Check Grading Plan Check Check Grading Plan Check Check Grading Plan Check Check Grading Plan Check Check Check Grading Plan Check with a lean sand/cement slurry ke of cennent per cubic yard) or rial (a mixture of sand/cement/fly all ift placement thickness of any be controlled in order to prevent ents for the proposed structure of sand/cement/fly all ift placement thickness of any be controlled in order to prevent ents for the proposed structure of sand/cement/fly all ift placement thickness of any be controlled in order to prevent beneficial structure. County Contractor Prior to Building Plan Check Construction Geotechnical Engineer Prior to Building Contractor Contractor Permit Check Contractor Contractor Contractor Contractor County Contractor County Contractor County Contractor County Contractor County Contractor County Contractor Contractor Prior to Building Check Construction Check Check Check Check Check Check Check Check Check	with a lean sand/cement slurry ks of cennent per cubic yard) or rial (a mixture of sand/cement/fly all ift placement thickness of any be controlled in order to prevent bimerged" structure. Construction Operation County Check Construction Check Construction Check Construction Check County Check County County Check County Check County Check County Check County Check Chec	interior utility trench excavations, etc.) shall be						
with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/hy diff placement thickness of any be controlled in order to prevent bimerged" structure. Construction of the proposed structure on that runoff vater is diverted ture. Construction of the proposed structure and on that runoff vater is diverted ture. Construction of the controlled in order to prevent bimerged" structures and on that runoff vater is diverted ture. Contractor County County County County Contractor Con	with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent binerged" structure. ens for the proposed structure constructed so that runoff vater is diverted ture. The designed and constructed so on or near pavement. Drainage from on or near pavement. Drainage from on or near pavement. Drainage from on or mear pavement. Drainage from on or mear pavement. Drainage from concrete slab-on-grade supported by compacted soils. Inches of compacted soils. Inches of conficient of the arment and uniformly compacted acing concrete. This granular moisture conditioned to mear ment and uniformly compacted soft the structural engineer's difficultion of the Geotechnical Engineer Check The structural engineer's construction is Grading/ County Grading Plan Check Geotechnical Engineer Prior to Building Grading Plan Check Geotechnical Engineer Prior to Building Grading Plan Check Grading/ County Contractor Grading/ Contractor Grading/ Contractor Grading/ Contractor Grading/ Contractor Grading/ Construction Geotechnical Engineer Prior to Building Grading Plan Check Grading/ County Contractor Grading/ Contractor Grading Plan Check	with a lean sand/cement slurry ks of cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent bimerged" structure. ems for the proposed structure constructed so that runoff vater is diverted ture. I be designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from supported by compacted soils. Inches of compacted sond over the finished compacted do over the finished compacted songe concrete. This granular moisture conditioned to near mitent and uniformly compacted sand or generation slab-on-grade construction is the structural engineer's construction is dish-on-grade on the expansion Index of the construction is dish-on-grade on the structural engineer's construction is dish-on-grade on the construction is dish-on-grade of the construction construct	with a lean sand/cement slurry its of cement per cubic yard) or rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent bimerged" structure. Construction If be designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage supported by compacted soils. Inches of compacted acing concrete. This granular moisture conditioned to near motent and uniformly compacted and construction is lab-on-grade construction is grading/ construction is granular moisture conditioned to mear motent and uniformly compacted solb-on-grade construction is grading/ construction is gr	mostformand rights and the second street of					
its of cement per cubic yard) or rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. ens for the proposed structure const for the proposed structure is diverted ture. The designed and constructed so or or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from concrete slab-on-grade inches of compacted acing concrete. This granular moisture conditioned to near ment and uniformly compacted slab-on-grade construction is of the structural engineers of the structural engineers of the companied of the Expansion Index of the construction or construction is the construction is the construction is the expansion Index of the construction or construction is construction construction is construction co	it al (a mixture of sand/cement/fly in diff placement thickness of any be controlled in order to prevent bimerged" structure. Construction bimerged structure constructed so that runoff vater is diverted ture. Contractor County Contractor County Contractor Construction Contractor Contr	its of cement per cubic yard) or rial (a mixture of sand/cement/fly rial (a nixture of	its of cement per cubic yard) or raid (a mixture of sand/cement/fly raid (if placement thickness of any be controlled in order to prevent bimerged" structure. ens for the proposed structure constructed so that runoff vater is diverted ture. The designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from supported by compacted soils. Indiang concrete slab-on-grade acing concrete. This granular moisture conditioned to near ment and uniformly compacted soils of the structural engineer's construction is disab-on-grade construction di	performed either with a lean sand/cement slurry					
rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. Construction Operation Operation County Contractor Prior to Building Conading Plan Check Contractor Permit Contractor County Contractor County Contractor County Contractor County Contractor Permit Contractor County Contractor County Contractor County Contractor County Contractor County Contractor County Contractor Contractor Permit Contractor Permit Contractor Contractor Permit Contractor Contractor Permit Contractor Co	rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. Construction between thickness of any be controlled in order to prevent bimerged" structure. Construction of the proposed structure on that runoff water is diverted ture. If be designed and constructed so on rear pavement, Dramage from on or near pavement, Dramage from on or near pavement, Dramage from on or near pavement, Dramage from on rear pavement, Dramage from one of the structure of the finished compacted soils. Inches of compacted sand or ear over the finished compacted acing concrete. This granular moisture conditioned to near one and uniformly compacted soils. Inches of construction is granular moisture conditioned to near one and uniformly compacted soils. Inches of construction is slab-on-grade construction is construction is slab-on-grade construction is construction is construction is defect construction is construction in construction is construction in construction in construction is construction in construction in constructio	rial (a mixture of sand/cement/fly nd lift placement thickness of any be controlled in order to prevent bimerged" structure. ens for the proposed structure can for the proposed structure on that runoff water is diverted ture. If be designed and constructed so that runoff water is diverted ture. Construction or onear pavement. Drainage structed to divert drainage from supported to compacted soils. Inches of compacted sand or do over the finished compacted acing concrete. This granular moisture conditioned to near ontent and uniformly compacted apaction equipment. Stab-on-grade construction is the structural engineer's construction is the structural engineer's construction is diverted to divert drainage from Construction contractor conditioned to mear of the construction is constructed in construction in construction is constructed in construction in	rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent bimerged" structure. Construction County County Contractor County Permit Contractor County Permit Contractor County Contractor Prior to Building Contractor Check Check Check Check Check Check Check Check Check Contractor Check Check Check Check Check Check Check Contractor Check Check Check Check Contractor Check Check Check Check Contractor Check Check Contractor Check Check Contractor Check Check Contractor Check Check Check Check Contractor Check Chec	(minim) was cacked a constant of the control of the					
rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent blmerged" structure. ems for the proposed structure constructed so that runoff water is diverted ture. The designed and constructed so on near pavement, Drainage structed to divert drainage from on or near pavement, Drainage structed to divert drainage from concrete slab-on-grade supported by compacted soils. Inches of compacted soils, inches of compacted sand or ad over the finished compacted acing concrete. This granular moisture conditioned to near ment and uniformly compacted sand or paction equipment. Slab-on-grade construction is Grading/ County Configuration Grading Plan Check The Structural engineers Construction is Grading/ County Check The Structural engineers Construction is Check The Structural engineers Construction is County Check The Structural engineers Construction is Check The Structural engineers Construction County Check The Structural engineers County County Check The Structural engineers County County Check The Structural engineers County Check The Structural engineers County County County Check The Structure of Structure County Coun	rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent blmerged" structure. Construction County Contractor C	rial (a mixture of sand/cement/fly and lift placement thickness of any be controlled in order to prevent blmerged" structure. Construction Operation Ontractor On-going Orading Plan Operation On-going Orading Plan Operation Ontractor On-going Orading Plan Operation On-going Orading Plan Operation Opera	rial (a mixture of sand/cement/fly ad lift placement thickness of any be controlled in order to prevent be controlled in order to prevent be controlled in order to proposed structure ture. Construction County Contractor Contractor Contractor Contractor County Contractor Prior to Building Contractor On-going Contractor County Contractor Prior to Building Contractor On-going Contractor County Contractor Prior to Building Contractor On-going Contractor County Contractor County Contractor Prior to Building Contractor On-going On-going Contractor	Committee two sacks of centent per cubic yard) or					
ad lift placement thickness of any be controlled in order to prevent bimerged" structure. ems for the proposed structure constructed so that runoff vector is diverted ture. Construction Operation Operation Operation Operation County Contractor Prior to Building Construction On-going Construction Contractor Prior to Building Construction Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Contractor Prior to Building Contractor Check Contractor Check Contractor Contractor Prior to Building Grading Plan Check Contractor Check Contractor Check Contractor Check Contractor Prior to Building Contractor Check	ad lift placement thickness of any be controlled in order to prevent ture. Construction Operation Ontractor Ontractor On-going Orading Plan On-going Orading Plan Operation On-going Orading Plan Operation Operation On-going Orading Plan Operation Operation On-going Orading Plan Operation Operation Operation Operation On-going Orading Plan Operation Operation Operation Operation On-going Orading Plan Operation Operation Operation On-going Orading Plan Operation Operation Operation Operation Operation Operation On-going Orading Plan Operation Operation Operation Operation Operation On-going Orading Plan Operation Operation Operation Operation Operation Operation Operation Operation Operation On-going Orading Plan Operation Opera	ad lift placement thickness of any be controlled in order to prevent benerged" structure. ens for the proposed structure constructed so that runoff water is diverted ture. Il be designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage supported by compacted soils. inches of compacted saind or dover the finished compacted acing concrete. This granular moisture conditioned to near natent and uniformly compacted spacetion equipment. Slab-on-grade construction is the Expansion Index of the structural engineer's contractor in the control of the control	ad lift placement thickness of any be controlled in order to prevent be controlled in order to six or the proposed structure. Construction Geotechnical Engineer Prior to Building Plan Check away from all structures and on or near pavement. Drainage structed to divert drainage from Operation Contractor Prior to Building concrete slab-on-grade supported by compacted soils. In supported by compacted soils of compacted soils of compacted soils of compacted soils. In supported by compacted soils of compacted soils of compacted soils of compacted soils. In supported by compacted soils of compacted soils of compacted soils. In supported by compacted soils of construction requipment. Construction Geotechnical Engineer Prior to Building Plan Check Stab-on-grade construction is Grading/ County Grading Plan Check Stab-on-grade construction is Grading/ Geotechnical Engineer Prior to Building Plan Check Stab-on-grade construction is Grading/ County Grading Plan Check Stab-on-grade construction is Grading/ Geotechnical Engineer Prior to Building Plan Check Stab-on-grade construction is Grading/ Grading Plan Check Stab-on-grade construction is Geotechnical Engineer Prior to Building Plan Check Stab-on-grade construction is Grading/ Grading Plan Check Stab-on-grade construction is Geotechnical Engineer Prior to Building County Stab-on-grade construction Stab-on-g	"flowable fill" material /a mixture of the fill					
be controlled in order to prevent blurery be construction. County be controlled in order to prevent but runoff water is diverted ture. Construction on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from concrete slab-on-grade supported by compacted sand or ead over the finished compacted acing concrete. This granular moisture conditioned to near meta and uniformly compacted acing concrete. This granular moisture conditioned to near meta and uniformly compacted slab-on-grade construction is slab-on-grade construction is construction is construction is construction light of the structural engineers construction difference of the construction of the construction is construction is construction is construction construction construction is construction construction construction is construction construction construction construction is construction construct	nd lift placement thickness of any be controlled in order to prevent blmerged" structure. Construction County: Contractor Prior to Building Construction Contractor Conding Plan Conteck	nd lift placement thickness of any be controlled in order to prevent blmerged" structure: blmerged" structure: construction contractor libed essigned and constructed so or near pavement. Drainage structed to divert drainage from supported by compacted acing concrete. This granular moisture conditioned to near mean and uniformly compacted apaction equipment. slab-on-grade construction is the Expansion Index of the contractor inches of compacted of the Expansion Index of the contractor inches of compacted and construction is the construction is the construction is concrete. Construction County Contractor Prior to Building Construction Contractor Prior to Building Construction Contractor Prior to Building Construction Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor County Contractor County Contractor Prior to Building Contractor Prior to Building Contractor Contractor Contractor Prior to Building Contractor Con	nd lift placement thickness of any be controlled in order to prevent blmerged" structure. Emission that runoff vater is diverted ture. Construction Operation County Contractor He designed and constructed so on or near pavement. Drainage from on or near pavement. Drainage structed to divert drainage from supported by compacted sails. Inches of compacted saind or ed over the finished compacted acing concrete. This granular moisture conditioned to near ment and uniformly compacted soft slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is Grading/ County Contractor County Contractor County Contractor County Contractor County Construction County Contractor County Construction County Contractor Prior to Building Grading Plan Check Permit On-going Crading Plan Check Permit On-going Contractor Prior to Building Contractor Prior to Building Contractor Permit On-going Grading Plan Check Construction is Grading/ County County Contractor County Contractor Contractor Permit On-going Grading Plan Check Contractor Contractor Contractor Contractor Prior to Building Contractor Prior to Building Contractor Check Contractor Check Contractor Check Contractor Contractor Contractor Contractor Contractor Contractor Contractor Coneck Construction Contractor Check Contractor Check Contractor Check Contractor Contractor Check Contractor Contractor Check C						
be controlled in order to prevent be controlled in order to prevent be mental for the proposed structure Construction County	be controlled in order to prevent bimerged" structure. ems for the proposed structure constructed so that runoff water is diverted ture. Construction Operation County Contractor County Contractor County Contractor County Contractor Contractor Operation Contractor Contractor Contractor Contractor Contractor Operation Contractor Contractor Operation Contractor Contractor Prior to Building Construction Contractor On-going Construction Contractor Prior to Building Construction Contractor On-going Construction Contractor On-going Contractor On-going Contractor Prior to Building Construction Contractor Permit On-going Contractor Check Construction Contractor Permit On-going Contractor Check Construction Contractor	be controlled in order to prevent bimerged" structure. ems for the proposed structure construction that runoff water is diverted ture. Construction County Country Contractor Country Contractor Country Contractor Geotechnical Engineer Contractor C	be controlled in order to prevent bimerged" structure. ems for the proposed structure co that runoff vector is diverted ture. Construction County: Contractor Prior to Building Construction Contractor Prior to Building Con-going Con-going Con-going Contractor Contractor Prior to Building Con-going Contractor Contractor Prior to Building Con-going Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Check Contractor Prior to Building Contractor Check Contractor Check Contractor Check Contractor Check Contractor C	ash). The fluidity and lift placement this leaves of					
bibmerged" structure. Construction or that runoff water is diverted ture. Construction or that runoff water is diverted ture. Construction on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from concrete slab-on-grade supported by compacted sand or ead over the finished compacted acing concrete. This granular moisture conditioned to near mitent and uniformly compacted slab-on-grade construction is slab-on-grade engineers. Construction County Contractor Prior to Building Confractor Prior to Building Confractor Contractor Prior to Building Confractor Contractor Prior to Building Confractor Confractor Confractor County Confractor Confr	bibmerged" structure. bibmerged" structure ems for the proposed structure so that runoff water is diverted ture. Construction County County Contractor County Countractor County Countractor Prior to Building Permit On-going Concrete slab-on-grade supported by compacted sand or inches of compacted sand or ad over the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted construction is slab-on-grade construction is slab-on-grade construction is the structural engineer's Construction Geotechnical Engineer Contractor Contractor County Congoing Contractor Prior to Building Congoing Contractor Prior to Building Plan Check Construction Check Contractor Contractor Check Contractor Co	bimerged" structure: construction contact runoff water is diverted ture. Construction County Contractor Construction Contractor Construction Contractor Construction Contractor Contractor Construction Contractor Contract	be controlled in order to prevent bloomerged" structure. Construction of the proposed structure on that runoff water is diverted ture. Construction on that runoff water is diverted ture. Contractor County Confractor County Check Contractor Prior to Building Permit Con-going Permit Con-going Permit Con-going Check Construction Check Con-going Check Check Con-going Check Con-going Check Con-going Check Con-going Check Check Con-going Check Check Check Con-going Check Check Check Check Check County Check Check Check Check Con-going Check Check Con-going Check Chec	WITH THE SECTION OF THE PROPERTY OF THE PROPER					
ems for the proposed structure ems for the proposed structure construction ture. Construction County Contractor Geotechnical Engineer Country Count	ems for the proposed structure ems for the proposed structure construction ture. Construction County Contractor County County County County County County Contractor Contractor Construction Contractor Construction Contractor Construction Contractor Contractor Construction Contractor Construction Construction Contractor Contractor Contractor Construction Contractor Construction Contractor Contractor Contractor Construction Contractor Contrac	ems for the proposed structure ems for the proposed structure ture. Construction County Geotechnical Engineer Contractor Country Contractor Prior to Building Congoing Contractor Check Construction Check Construction Country Count	ems for the proposed structure construction ture. Construction County County Geotechnical Engineer Contractor County Contractor County Contractor Geotechnical Engineer Construction Contractor County Construction Geotechnical Engineer Prior to Building County County Construction Geotechnical Engineer Prior to Building County County Construction Check Construction Check Conding Plan Check Conding Plan Check Conding Plan Check Check Check Check Conding Plan Check Ch	such dialerial shall be controlled in order to prevent					
ems for the proposed structure construction ture. Construction County Definition County Contractor Contractor County Contractor Contractor County Contractor County Contractor County Construction Contractor Check Construction Contractor Check Construction Contractor Contractor Contractor Contractor Check Contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor Check Contractor Check Check Crading Plan Check Che	ture. Construction County to that runoff vater is diverted ture. Construction Operation Operation Operation Geotechnical Engineer County	ems for the proposed structure construction ture. Construction County Defration Geotechnical Engineer Contractor County Check Ch	ture. Construction County The designed and constructed so on or near pavement. Drainage supported by compacted acing concrete. This granular motisture conditioned to near ontent and uniformly compacted appaction engrade construction is the structural engineer's Construction is the structural engineer's contact in the structural engineer's contaction is on the structural engineer's contaction is one or near pavement. Construction on or near pavement. Drainage from contractor continued to divert drainage from contractor construction is one and the Expansion Index of the construction contractor construction is construction in construction is construction in construction in construction is construction in construction in construction in construction in construction in constr	"floating" of any "enhanced" classical					
ems for the proposed structure ture. Construction County Contractor Operation Geotechnical Engineer Country	ems for the proposed structure ture. Construction County Geotechnical Engineer ture. Contractor He designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from concrete slab-on-grade acing concrete. This granular moisture conditioned to near intent and uniformly compacted solls. slab-on-grade construction is the structural engineer's check Construction County Construction Geotechnical Engineer Prior to Building Plan Check Construction Geotechnical Engineer Prior to Building Contractor Permit Check Slab-on-grade construction is Grading/ County County County County County Contractor Permit Check	ems for the proposed structure ture. Construction County Drior to Building ture. Contractor Contractor Contractor Contractor Contractor County County County Contractor County Construction Contractor County Construction County County Confading Plan Check Prior to Building Permit Check Constructor Permit Contractor Contractor Permit Contractor C	ems for the proposed structure ture. Construction County Prior to Building ture. Contractor Prior to Building Contractor Prior to Building Contractor Check Contractor Contractor Contractor Contractor Contractor Contractor Contractor Prior to Building Contractor Check Contractor Check Contractor Contractor Check Contractor Contractor Contractor Contractor Check Check Check Contractor Check Check Contractor Check Check Contractor Check invaring of any subfillerged structure.						
ture. Construction County Geotechnical Engineer Contractor Co	ture. Construction County C	ture. Construction County Geotechnical Engineer Contractor Geotechnical Engineer County Check Chec	ture. Construction County Geotechnical Engineer Contractor Co						
ture. Operation Geotechnical Engineer Country ture. Operation Geotechnical Engineer Permit Country	ture. Operation Geotechnical Engineer Permit Country	ture. Operation Geotechnical Engineer Country Check Country Check Construction	7.	Prior to Duilding					
thre. Operation Geotechnical Engineer Contractor Contractor Contractor Contractor Contractor Contractor Grading/ County Contractor Grading Concrete slab-on-grade conver the finished compacted apaction acting concrete. This granular moisture conditioned to near moisture conditioned to near moisture confirmly compacted appacted appacted appacted engineer's the structural engineer's of the Expansion Index of the	ture. Operation Geotechnical Engineer Country Check Country	ture. Operation Geotechnical Engineer Contractor Contractor Contractor Contractor County Check Construction Check County Check Construction Check County Check Constructor Check County County County Check County Check County Check County Check Ch	thre. Operation Geotechnical Engineer Contractor Contractor Contractor Contractor Contractor Contractor Grading/ County Contractor Grading Plan Contractor Contractor Grading Plan Contractor Contractor County County Contractor Grading Plan Construction Contractor Contractor Grading Plan Check Contractor Grading Plan Check		-	Error to building	County Public Works		
thre. Operation Geotechnical Engineer Country ture. Operation Geotechnical Engineer Country Construction Construction Slab-on-grade construction is structural engineer's Construction Check Crading Plan Check	ture. Operation Geotechnical Engineer Contractor County County Contractor County Contractor Geotechnical Engineer County County County County County County Contractor County Confractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Prior to Building Contractor Confraction Con-going Contractor Contractor Confraction Confraction Con-going Contractor C	ture. Operation Geotechnical Engineer Country Country Country Country Country Country Country Country Contractor Geotechnical Engineer Country Country Country Contractor Contractor Geotechnical Engineer Country Country Contractor Contra	DOLONIO IS TOTAL OF THE PARTY O		Dermit				
If be designed and constructed so Grading/ rted away from all structures and on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from operation or near pavement. Dramage structed to divert drainage from operation or near pavement. Dramage struction or near pavement. Operation or near pavement of compacted soils. Inches of compacted sand or acting concrete. This granular moisture conditioned to near ontent and uniformly compacted appaction equipment. Subported by compacted sand or acting concrete. This granular moisture conditioned to near ontent and uniformly compacted appaction equipment. Subported by compacted sand or acting concrete. This granular moisture conditioned to near ontent and uniformly compacted appaction equipment. Subported by compacted sand or acting concrete. This granular of the structural engineer's construction of the const	Il be designed and constructed so contractor If the designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from or near pavement. Drainage from on or near pavement. Drainage from County Construction pactor and uniformly compacted apaction equipment. Slab-on-grade construction is Grading/ County Co	Il be designed and constructed so on or near pavement. Drainage structed to divert drainage from on rear pavement. Subported to divert drainage from operation or down the finished compacted acing concrete. This granular moisture conditioned to near moisture construction is orading/ County of the structural engineer's construction of the construc	He designed and constructed so Grading/ rted away from all structures and on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage struction or near pavement. Dramage construction supported by compacted soils. Inches of compacted acing concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to near supported paction equipment. Slab-on-grade construction is Grading/ County Crading Plan Check	Operation					
Il be designed and constructed so Grading/ rted away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Geotechnical Engineer Prior to Building County inches of compacted soils. Inches of compacted soils acing concrete. This granular moisture conditioned to near ontent and uniformly compacted apaction equipment. Slab-on-grade construction is Slab-on-grade construction is Slab-on-grade construction is Grading/ County Grading Plan the Expansion Index of the	Il be designed and constructed so Grading/ reed away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Operation on or near pavement. Construction or near pavement or near p	Il be designed and constructed so Grading/ rted away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from operation or supported by compacted soils. Inches of compacted sand or sed over the finished compacted acing concrete. This granular moisture conditioned to near motent and uniformly compacted slab-on-grade construction is of contractor of the structural engineer's construction of the structural engineer's construction on the structural engineer's construction of the construction of t	Il be designed and constructed so Grading/ County County Tred away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. This granular moisture conditioned to near intent and uniformly compacted inpaction equipment. Slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is construction of the structural engineer's construction on the structural engineer's construction of the construction of the construction of the construction of construction of construction of contractor of cont	(Operation					
The designed and constructed so on or near pavement. Drainage structed to divert drainage from structed to divert drainage from concrete slab-on-grade compacted soils. Tinches of compacted sand or add over the finished compacted acing concrete. This granular moisture conditioned to near ment and uniformly compacted sab-on-grade construction is slab-on-grade construction is construction is slab-on-grade construction is of construction is construction is construction is construction of the structural engineer's construction do not read on the Expansion Index of the structural engineer's construction on construction on construction is construction of the construction of construction of the construction of constr	The designed and constructed so or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from operation on or near pavement. Drainage from or near pavement. Drainage from on or near pavement. Drainage from one or near pavement. Drainage from operation operation or near over the finished compacted soils. Inches of compacted sand or ear over the finished compacted over the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted appaction equipment. Slab-on-grade construction is of construction is structural engineer's construction of the operation of the operation of the operation of the operation of contractor operation operati	The designed and constructed so on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage from Construction on or near pavement. Drainage from Contractor County County County County County County County County Construction acing concrete. This granular moisture conditioned to near subspaction equipment. Slab-on-grade construction is Grading/ County County County Check Construction Geotechnical Engineer Prior to Building Plan Check Construction Geotechnical Engineer Check County Grading Plan Check	The designed and constructed so on or near pavement. Dramage structed to divert drainage from on on rule pavement. Dramage from on or near pavement. Dramage from County County Contractor Prior to Building Plan Check on tractor Prior to Building Plan on gently compacted paction equipment. Slab-on-grade construction is Construction for structural engineer's Construction Geotechnical Engineer Check of the Expansion Index of the County Check Check Construction County Check Check Check Construction County Check Check County Check Check County Check Check County Check Check County Check County Check Check County Check Check County Check Check County Check Check Check County Check Check Check Check County Check Check Check Check County Check		chnical Engineer				
If be designed and constructed so Grading/ County County reed away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage struction or near pavement. Drainage from operation of contractor or near pavement or near pavement and uniformly compacted apaction equipment. If the designed and construction or near pavement. Drainage construction operation of contractor or near pavement and uniformly compacted apaction equipment. If the designed and construction or near pavement all structures and or construction is of rading/ county or near pavement. Grading/ County or near pavement and uniformly compacted apaction equipment. If the designed and construction or near pavement all structures and construction or near prior to Building or near pavement and uniformly compacted apaction equipment. If the designed and construction or near pavement all structures and construction or near pavement. Drainage construction of contractor or near pavement and uniformly compacted apaction or near pavement and uniformly compacted or near pavement and uniformly compacted apaction or near pavement and uniformly compacted or near pavement and uniformly compacted or near pavement and uniformly compacted or near pavement and uniform p	If be designed and constructed so Grading/ County reed away from all structures and on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from operation or near pavement. Dramage structed to divert drainage from operation or near pavement. Dramage structed to divert drainage from operation operated soils. It is upported by compacted sand or acing concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to near moisture construction is slab-on-grade construction is of construction is of construction is of construction of the structural engineer's construction operated on the Expansion Index of the structural engineer's construction operated on the structural engineer's construction operated on the expansion Index of the structural engineer's construction operated on the expansion Index of the structural engineer's construction operated operation operated on the expansion Index of the construction operated operation operation operated operation operated operation operated operation operation operated operation operation operation operated operation operation operated operation operated operation operation operation operated operation operation operated operation operation operated operation operation operated operation operation oper	If be designed and constructed so Grading/ County County reed away from all structures and on or near pavement. Drainage structed to divert drainage from Operation Contractor Iding concrete slab-on-grade supported by compacted soils. Inches of compacted some acting concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to near moisture conditioned to near slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is Slab-on-grade construction is Grading/ County County County Contractor Slab-on-grade construction is Grading/ County Grading Plan the Structural engineer's Construction Geotechnical Engineer Check Grading/ County Grading Plan Check Construction Geotechnical Engineer Prior to Building Plan Check Grading Plan Check Grading Plan Check Contractor Prior to Building Contractor Permit Grading Plan Check Contractor Prior to Building Contractor Permit Grading Plan Check Grading Plan Check Contractor Grading Plan Check Contractor Prior to Building Plan Check Contractor Prior to Building Check Contractor Prior to Building Check Check Contractor Grading Plan Check Check Contractor Prior to Building Plan Check Check Contractor Prior to Building Plan Check Check Contractor Prior to Building Plan Check Check Check Contractor Prior to Building Plan Check Check Contractor Prior to Building Plan Check Check Check Check Check Check Check Check Contractor Prior to Building Plan Check	If be designed and constructed so Grading/ Country red away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from operation Iding concrete slab-on-grade supported by compacted soils. Inches of compacted sand or adore the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted apaction equipment. Islab-on-grade construction is construction the structural engineer's Construction detection detection of the country country construction is construction of the construction detection detection detection on the construction of the construction of the construction of country conding Plan of the country country construction of country country construction of country country construction of country country country construction of country count		chnical Engineer				
ribe designed and constructed so Grading/ red away from all structures and on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage from on or near pavement. Dramage from on or near pavement. Dramage from Construction or near supported by compacted sails. Inches of compacted sand or sed over the finished compacted acing concrete. This granular moisture conditioned to near of the structural engineer's construction is Grading/ the Structural engineer's Construction or near of the construction of the County of the Expansion Index of the	ribe designed and constructed so on or near pavement. Drainage structures and on or near pavement. Drainage structed to divert drainage from structed to divert drainage from structed to divert drainage from supported to divert drainage from concrete slab-on-grade acing concrete. This granular moisture conditioned to near intent and uniformly compacted appaction equipment. Slab-on-grade construction is structural engineer's check difference on the expansion Index of the construction difference on the construction is construction dependence on the expansion Index of the construction difference on the construction dependence on the construction of the construction dependence on the construction dependence	ribe designed and constructed so Grading/ red away from all structures and on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from one near supported by compacted soils. Inches of compacted acing concrete. This granular moisture conditioned to near mentant and uniformly compacted paction equipment. Slab-on-grade construction is of rading/ county compacted engineers of the structural engineers of the county of the structural engineers on the structural engineers on the structural engineers of the county o	ripe designed and constructed so Grading/ County Construction On or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from one concrete slab-on-grade supported by compacted sonis. Inches of compacted sand or acongular moisture conditioned to near ontent and uniformly compacted appaction equipment. In the devery from all structural engineer's drading/ Construction Grading/ County County County County County County County County Construction Geotechnical Engineer Prior to Building Permit Contractor Contractor Prior to Building Contractor Prior to Building Contractor Permit Contractor Grading Plan Check Grading Plan Check Check Check Grading Plan Check Check Check Grading Plan Check Check Check Check Check Grading Plan Check Che	Final cita cross-shall be a	echnical Engineer			-	
on or near pavement. Drainage struction on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from operation on or near pavement. Drainage struction on or near pavement. Drainage from of contractor on or near pavement. Drainage from operation Operation Operation Contractor Grading/ County Construction Geotechnical Engineer Orading Plan Check Check Crading Plan Check Crading Plan Check Construction Contractor Orading Plan Check Construction Contractor Orading Plan Check Check Crading Plan Check Check Crading Plan Check Check Contractor Orading Plan Check Check Check Crading Plan Check Check Crading Plan Check Check Contractor Check Crading Plan Check Check Crading Plan Check Check Contractor Check Crading Plan Check Check Contractor Check Crading Plan Check Check Check Contractor Check Crading Plan Check Check Check Check Check Contractor Check Check Contractor Check Chec	on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from operation or near pavement. Dramage structed to divert drainage from operation operation operated soils. Supported by compacted sand or inches of compacted acing concrete. This granular moisture conditioned to near supported by compacted apaction equipment. Slab-on-grade construction is of rading/ construction of the structural engineer's construction of the operation operated construction operated construction operated operation operation operated operation operated operation operatio	rted away from all structures and on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from operation or near pavement. Structed to divert drainage from operated soils. Inches of compacted sand or acting concrete. This granular moisture conditioned to near ment and uniformly compacted apaction equipment. Slab-on-grade construction is slab-on-grade construction is of construction is slab-on-grade construction is of construction is of construction is of construction of the structural engineer's construction of the structural engineer's construction of the structural engineer's construction of the construction operation operation operation construction operation operat	on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from on or near pavement. Dramage structed to divert drainage from operation or near pavement. Dramage structed to divert drainage from operation operation operated soils. Inches of compacted sand or so over the finished compacted acing concrete. This granular moisture conditioned to near antent and uniformly compacted apaction equipment. Inches of compacted sand or so over the finished compacted acing concrete. This granular moisture conditioned to near antent and uniformly compacted apaction equipment. Inches of compacted sand or so over the finished compacted acing concrete. This granular moisture conditioned to near antent and uniformly compacted apaction equipment. Inches of construction operated solls. Construction operated acing concrete. This granular moisture conditioned to near antent and uniformly compacted apaction equipment. Inches of compacted sand or construction operated acing concrete. This granular conditioned to near antent and uniformly compacted apaction equipment. Inches of construction operated construction operated acing concrete. This granular conditioned to near antent and uniformly compacted apaction equipment. Inches of construction operated construction operated construction operated acing concrete. This granular conditioned to near acing concrete acin	ilial site grades shall be designed and constructed so (frading)	echnical Engineer				
on or near pavement. Drainage struction Structed to divert drainage from Operation Operation Construction Geotechnical Engineer Prior to Building County County County County County County Construction Geotechnical Engineer Prior to Building Concrete slab-on-grade compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near subspaced acing concrete. This granular moisture conditioned to near subspaced on grading construction is orading/ the structural engineer's County County County County County County Contractor Geotechnical Engineer Prior to Building Permit Contractor Contractor Grading Plan Check Check Grading Plan Check Check Check Check County County County County Contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor Ciracting County County County County County Contractor Contractor Contractor Contractor Ciracting County County County County County County County Contractor Ciracting County Check Check Check Check Ciracting County Check Che	on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from operation operation concrete slab-on-grade supported by compacted soils. Inches of compacted some over the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted appaction equipment. Slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is construction is structural engineer's construction determines and the Expansion Index of the structural engineer's construction determines and the construction is construction determines and the construction is construction determines and the construction is construction determines and the construction determines	structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from one of the structural engineer's concrete stab-on-grade construction is one of the structural engineer's construction on or near pavement. Drainage from Geotechnical Engineer Prior to Building Plan Construction Geotechnical Engineer Prior to Building Plan Construction Geotechnical Engineer Prior to Building Plan Check Construction Geotechnical Engineer Check Grading Plan Check Construction Geotechnical Engineer Check County Grading Plan Check Construction Geotechnical Engineer Check County Check Check Check County Check Ch	on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from on or near pavement. Drainage structed to divert drainage from or near pavement. Drainage struction or near pavement. Drainage struction on or near pavement. Drainage from Operation Contractor operated soils. Inches of compacted soils acing concrete. This granular moisture conditioned to near ontent and uniformly compacted paction equipment. Slab-on-grade construction is operation of the structural engineer's Construction on or near prior to Building On-going Plan on the Structural engineer's Construction on the Structural engineer's Construction on or near pavement. Check Construction on or near prior to Building Plan on the Structural engineer's Construction on operation operatio	Ciading/	echnical Engineer				
on or near pavement. Drainage structed to divert drainage from Structed to divert drainage from Operation Operation Contractor Contractor Contractor Orading County Contractor Orading Plan Check Construction Contractor Orading Plan County Contractor Orading Plan County County Contractor Orading Plan County County Contractor Orading Plan Check County County Contractor Contractor Orading Plan Check County County Contractor Check Check Contractor Check	on or near pavement. Drainage structed to divert drainage from structed to divert drainage from Operation Contractor Prior to Building Contractor On-going Contractor On-going On-going Construction supported by compacted sand or acing concrete. This granular moisture conditioned to near ontent and uniformly compacted spacifion equipment. Slab-on-grade construction is structural engineer's Construction Geotechnical Engineer Check Check Contractor Prior to Building Contractor Prior to Building Plan Check Construction Geotechnical Engineer Check Construction Geotechnical Engineer Check	on or near pavement. Drainage structed to divert drainage from Structed to divert drainage from Contractor Structed to divert drainage from Contractor Structed to divert drainage from Contractor Contractor Prior to Building Concrete slab-on-grade compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near moisture conditioned to near moisture conditioned to near moisture conditioned to near suction equipment. Slab-on-grade construction is Slab-on-grade construction is Crading/ County Check Construction Geotechnical Engineer Check	on or near pavement. Drainage structed to divert drainage from structed to divert drainage from structed to divert drainage from supported to compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near mother and uniformly compacted appaction equipment. In the structural engineer's Construction of the structural engineer's construction of the structural engineer's construction operated differences is stab-on-grade construction operated construction operated construction is construction operated construction operated construction is construction operated constructio	Construction	schnical Engineer actor ry	Grading Plan	County Public Works		
structed to divert drainage from Structed to divert drainage from Structed to divert drainage from Operation Geotechnical Engineer Prior to Building Prior to Building Contractor On-going Orading Plan Contractor Supported by compacted sand or inches of compacted sand or ad over the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted appaction equipment. Slab-on-grade construction is Country County Coun	structed to divert drainage from Structed to divert drainage from Operation Geotechnical Engineer Prior to Building Particle Contractor Contractor On-going Crading/ County Construction Geotechnical Engineer Prior to Building Plan Concrete Inished compacted to near Internation equipment. Slab-on-grade construction is Structural engineer's Construction Geotechnical Engineer Grading/ County County County County County County Check Construction Geotechnical Engineer Coek Grading/ County County County County Check Check Check Check Crading Plan County Grading Plan County Geotechnical Engineer Construction Geotechnical Engineer	structed to divert drainage from Structed to divert drainage from Structed to divert drainage from Struction Structed to divert drainage from Struction Supported by compacted sand or inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted slab-on-grade construction is Grading/ Geotechnical Engineer Scheck Geotechnical Engineer Prior to Building Contractor Prior to Building Contra	structed to divert drainage from Structed to divert drainage from Structed to divert drainage from Struction Structed to divert drainage from Struction Struction Supported by compacted soils. In the Structural engineer's Construction Contractor Structural Engineer Construction Geotechnical Engineer Construction Geotechnical Engineer Construction Contractor County	_	schnical Engineer actor y	Grading Plan	County Public Works		
structed to divert drainage from Operation Contractor Prior to Building Concrete slab-on-grade supported by compacted soils. Inches of compacted Sand or acting concrete. This granular moisture conditioned to near ontent and uniformly compacted apaction equipment. Slab-on-grade construction is slab-on-grade construction is of the structural engineer's construction of the Expansion Index of the	structed to divert drainage from Operation Contractor Prior to Building Permit Contractor Prior to Building Concrete slab-on-grade supported by compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted sab-on-grade construction is slab-on-grade construction is construction details in the structural engineer in the structural enginee	structed to divert drainage from Operation Contractor Prior to Building Concrete slab-on-grade supported by compacted soils. Inches of compacted sand or acting concrete. This granular moisture conditioned to near ontent and uniformly compacted the structural engineer's the Expansion Index of the Construction of the Construction operation operat	structed to divert drainage from Operation Contractor Prior to Building Concrete slab-on-grade supported by compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near ontent and uniformly compacted apaction equipment. Slab-on-grade construction is slab-on-grade construction is the structural engineer's Construction Geotechnical Engineer Check Operation County County County County County Check Construction Geotechnical Engineer Check Construction Geotechnical Engineer Check Contractor Prior to Building Contractor Prior to Building Permit Check Check Check Check County County Crading Plan Contractor Prior to Building Permit Check Check Check Check County County Crading Plan County County County Check Check Check Check Check Check		schnical Engineer actor iy	Grading Plan	County Public Works		
ding concrete slab-on-grade supported by compacted sand or acing concrete. This granular moisture conditioned to near ment and uniformly compacted to paction equipment. The structural engineer's distriction is of the Expansion Index of the Index of the Expansion Index of the Index	Iding concrete slab-on-grade supported by compacted sand or ed over the finished compacted to near moisture conditioned to near ment and uniformly compacted spaced inpaction equipment. Slab-on-grade construction is structural engineer's dear the Expansion Index of the structural engineer's dear the Expansion Index of the structural engineer's dear the engineer in the structural engineer's dear the engineer's dear the engineer's dear the engineer in the engineer's dear the engineer in the	ding concrete slab-on-grade supported by compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted sab-on-grade slab-on-grade acing construction is slab-on-grade construction is supported by compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is Grading/ Geotechnical Engineer Construction Geotechnical Engineer Coheck Check County County County County County Grading Plan Contractor Check Check Check Check Check Contractor Contractor Check Contractor Contractor Check Check Contractor Contractor Check Check Contractor Check Check Contractor Check Contractor Check Contractor Check Contractor Check Contractor Check Contractor Check Che	Iding concrete slab-on-grade supported by compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted spacion-grade construction is slab-on-grade construction is slab-on-g	:	schnical Engineer actor y	Grading Plan Check	County Public Works		
Iding concrete slab-on-grade supported by compacted soils. Inches of compacted sand or ed over the finished compacted acing concrete. This granular moisture conditioned to near ontent and uniformly compacted apaction equipment. Islab-on-grade construction is construction is of the structural engineer's construction in the structural engineer's construction or construction in the structural engineer's construction or construction is construction in the structural engineer's construction or construction is construction or construction o	Iding concrete slab-on-grade construction supported by compacted soils. Inches of compacted sand or ear over the finished compacted acing concrete. This granular moisture conditioned to near mentant and uniformly compacted slab-on-grade construction is construction details in the structural engineer's construction details in the structural engineer construction d	Iding concrete slab-on-grade supported by compacted soils. Tinches of compacted sand or acting concrete. This granular moisture conditioned to mear intent and uniformly compacted the structural engineer's the Expansion Index of the construction acting construction is of the construction is construction is structural engineer's construction is construction in construction is construction in construction is construction in construction in construction in construction is construction in cons	ding concrete slab-on-grade supported by compacted soils. Inches of compacted sand or adver the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted apaction equipment. Slab-on-grade construction is slab-on-grade construction is the structural engineer's construction is construction is construction is slab-on-grade construction is construction in construction is construction in construct	Deration	echnical Engineer actor y chnical Engineer	Grading Plan Check	County Public Works		
Iding concrete slab-on-grade construction supported by compacted sand or inches of compacted sand acring concrete. This granular moisture conditioned to near ment and uniformly compacted tabelon-grade construction is slab-on-grade construction is construction is construction in the Expansion Index of the construction in the construction is construction in the construction is construction in the construction is construction in the	ding concrete slab-on-grade supported by compacted sand or inches of compacted to near moisture conditioned to near intent and uniformly compacted splab-on-grade slab-on-grade construction is structural engineer's deared the Expansion Index of the structural engineer's deared to near the Expansion Index of the structural engineer's deared to near the structural engineer's deared the expansion Index of the structural engineer's deared to neared the structural engineer's deared the expansion Index of th	ding concrete slab-on-grade supported by compacted sand or inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is construction is slab-on-grade construction is slab-on-grade construction is construction is slab-on-grade construction is slab-on-grade construction is construction in construction is construction in construction is construction in construction	Iding concrete slab-on-grade construction supported by compacted sand or acting concrete. This granular moisture conditioned to near intent and uniformly compacted spacition equipment. Slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is construction is slab-on-grade construction is slab-on-grade construction is construction is slab-on-grade construction is construction is construction is construction is construction is construction is construction disconsisted construction is construction disconsisted construction is construction is construction disconsisted construction disconsisted construction is construction disconsisted construction disconsist		echnical Engineer actor yv chnical Engineer	Grading Plan Check	County Public Works		
ding concrete slab-on-grade construction supported by compacted soils. inches of compacted sand or ed over the finished compacted acing concrete. This granular moisture conditioned to near ontent and uniformly compacted appaction equipment. Slab-on-grade construction is structural engineer's difference of the Expansion Index of the Expansion Index of the construction and the Expansion Index of the construction of the const	Iding concrete slab-on-grade construction supported by compacted soils. Inches of compacted sand or acting concrete. This granular moisture conditioned to near intent and uniformly compacted slab-on-grade construction is slab-on-grade constructi	Iding concrete slab-on-grade supported by compacted soils. Inches of compacted sand or ed over the finished compacted moisture conditioned to near untent and uniformly compacted to paction equipment. Inches of compacted sand or ed over the finished compacted moisture conditioned to near untent and uniformly compacted to paction equipment. In the structural engineer's construction is slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is structural engineer's construction Geotechnical Engineer Check Onegoing County Crading Plan Check Check Check Contractor Prior to Building Permit Contractor Permit Contractor Permit Contractor Permit Grading Plan Contractor Check	Iding concrete slab-on-grade supported by compacted soils. Supported by compacted sand or inches of compacted sand or adver the finished compacted acing concrete. This granular moisture conditioned to near intent and uniformly compacted apaction equipment. In the structural engineer's the Expansion Index of the construction is construction in construction is construction in construction in construction is construction in con		chnical Engineer actor gry chnical Engineer	Cirading Plan C'heck Prior to Building	County Public Works		
Iding concrete slab-on-grade Construction Grading/ County Congoing Corading Plan Construction Supported by compacted soils. Index of the Structural engineer's Construction Grading/ County County Contractor Geotechnical Engineer Prior to Building Plan Contractor Geotechnical Engineer Prior to Building Plan Contractor Grading/ County Contractor Grading/ County County Conding Plan Construction Grading/ County County Crading Plan Construction Grading Plan Construction Grading Plan Construction Construction County Crading Plan County	Iding concrete slab-on-grade construction Supported by compacted sand or inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted inpaction equipment. Slab-on-grade construction is structural engineer's difference in the structural engineer's difference in the Expansion Index of the structural engineer's difference in the structural engineer in the structural eng	ding concrete slab-on-grade Construction Supported by compacted sand or inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is construction in construction is construction is construction in construction in construction is construction in construction i	Iding concrete slab-on-grade construction supported by compacted soils. Inches of compacted sand or acing concrete. This granular moisture conditioned to near intent and uniformly compacted spacition equipment. Slab-on-grade construction is slab-		actor chnical Engineer chnical Engineer actor	Grading Plan Check Prior to Building	County Public Works		
Iding concrete slab-on-grade construction supported by compacted soils. Inches of compacted sand or inches of compacted compacted acting concrete. This granular moisture conditioned to near intent and uniformly compacted apaction equipment. Slab-on-grade construction is construction is of the structural engineer's disconstruction in the construction of the const	Iding concrete slab-on-grade construction supported by compacted soils. Inches of compacted sand or early concrete. This granular moisture conditioned to near notent and uniformly compacted slab-on-grade construction is slab-on-grade constructio	Iding concrete slab-on-grade construction supported by compacted soils. Tinches of compacted sand or ed over the finished compacted acing concrete. This granular moisture conditioned to near ontent and uniformly compacted tapaction equipment. Islab-on-grade construction is slab-on-grade construction is estructural engineer's construction for the structural engineer's construction is construction is structural engineer's construction dear of the construction dear or	Iding concrete slab-on-grade supported by compacted soils. supported by compacted soils. inches of compacted sand or	Clab-on-Crode Constant	echnical Engineer actor y chnical Engineer actor	Cirading Plan C'heck Prior to Building Permil	County Public Works		
Iding concrete slab-on-grade Construction Supported by compacted soils. Inches of compacted sand or adver the finished compacted acing concrete. This granular moisture conditioned to near untent and uniformly compacted apaction equipment. In construction is construction is of the structural engineer's defined acing construction is construction in the structural engineer's construction of the construction is construction in the structural engineer's construction of the construction is construction in the structural engineer's construction construction is construction construction is construction construction is construction construction is construction construction construction is construction construction construction construction construction construction is construction	Iding concrete slab-on-grade construction supported by compacted soils. Inches of compacted sand or ear over the finished compacted to near moisture conditioned to near intent and uniformly compacted apaction equipment. Slab-on-grade construction is the structural engineer's construction and the Expansion Index of the construction is the Expansion Index of the construction is construction.	Iding concrete slab-on-grade Construction Supported by compacted soils. Inches of compacted sand or end over the finished compacted acing concrete. This granular moisture conditioned to near mentant and uniformly compacted praction equipment. In the structural engineer's construction is engineer's construction in the Expansion Index of the construction Construction Geotechnical Engineer Contractor Contr	Iding concrete slab-on-grade construction supported by compacted soils. inches of compacted sand or acting concrete. This granular moisture conditioned to near intent and uniformly compacted apaction equipment. slab-on-grade construction is slab-on-grade construction is slab-on-grade construction is construction is slab-on-grade co	Cradina/	echnical Engineer actor y chnical Engineer	Grading Plan Check Prior to Building Permit	County Public Works		
rior building concrete slab-on-grade n shall be supported by compacted soils. In of four inches of compacted sand or or of four inches of compacted sand or or or or placed over the finished compacted or or or placing concrete. This granular hall be moisture conditioned to near roisture conditioned to near roisture content and uniformly compacted rent of slab-on-grade construction is opposed to the structural engineer's construction is opposed to the structural engineer's construction reactions and the Expansion Index of the structural engineer's construction reaction reaction reaction reaction of slab-on-grade construction reaction r	rior building concrete slab-on-grade n shall be supported by compacted soils. m of four inches of compacted sand or libe placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted annical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the structural engineer's construction is upon the structural engineer's constr	rior building concrete slab-on-grade n shall be supported by compacted soils. m of four inches of compacted sand or ll be placed over the finished compacted orior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted lent of slab-on-grade construction is upon the structural engineer's lations and the Expansion Index of the	rior building concrete slab-on-grade n shall be supported by compacted soils. In of four inches of compacted sand or ll be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near toisture content and uniformly compacted anical compaction equipment. In or of the structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations are supported by compacted soils. Construction Geotechnical Engineer Check Contractor Contractor Contractor Contractor Prior to Building Permit Contractor Permit Contractor Contractor Contractor Permit Contractor Check	Grading/	echnical Engineer actor v chnical Engineer actor	Cirading Plan Check Prior to Building Permit On-going	County Public Works		
m of four inches of compacted sand or libe placed over the finished compacted to near roisture conditioned to near roisture content and uniformly compacted lanical compaction equipment. Check Geotechnical Engineer Prior to Building Contractor Permit Contractor Contractor Permit Contractor Permit Contractor Permit Contractor Permit Contractor Permit Contractor Permit Contractor Contractor Permit Contractor Contractor Contractor Permit Contractor	m shall be supported by compacted sand or ll be placed over the finished compacted to near noisture content and uniformly compacted annual compaction equipment. The placed over the finished compacted by compacted some and the Expansion Index of the lations and the Expansion Index of the supported by compacted some and uniformly compacted lations and the Expansion Index of the lations and the Expansion Index of the lations are construction is construction in the construction is construction in the construction is construction in the construction in the construction is construction in the construction in the construction is constru	m of four inches of compacted sand or ll be placed over the finished compacted to near roisture conditioned to near roisture content and uniformly compacted lanical compaction equipment. The structural engineer's lations and the Expansion Index of the lanical content in the lations and the Expansion Index of the lanical content in the lations and the Expansion Index of the lanical content in the lations and the Expansion Index of the lations are construction in the lations and the Expansion Index of the lations and the Expansion Index of the lations are construction in the lations and the Expansion Index of the lations are construction in the lations are constructed and constr	m of four inches of compacted sand or lib be placed over the finished compacted to near roisture conditioned to near roisture content and uniformly compacted anical compaction equipment. Then of slab-on-grade construction is upon the structural engineer's lations and the Expansion Index of the construction is lations and the Expansion Index of the construction is construction in the structural engineer's lations and the Expansion Index of the construction is construction in the structural engineer's lations and the Expansion Index of the construction is construction in the structural engineer's lations and the Expansion Index of the construction in the construction is lations and the Expansion Index of the construction is lations are construction in the structural engineer's lations are construction in the construction in the construction in the construction is lations are construction in the	Oxforing half discounting the second	schnical Engineer actor ly schnical Engineer actor	Crading Plan Check Prior to Building Permit On-going	County Public Works		
nn shall be supported by compacted soils. m of four inches of compacted sand or libe placed over the finished compacted rivior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted lanical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's lations and the Expansion Index of the lations and the Expansion Index of the lations. Geotechnical Engineer Prior to Building Prior to Bu	nn shall be supported by compacted soils. m of four inches of compacted sand or ll be placed over the finished compacted prior to placing concrete. This granular to placing concrete is conditioned to near to isture content and uniformly compacted planical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's construction to structural engineer's construction is upon the structural engineer's construction is upon the structural engineer's construction details and the Expansion Index of the construction details and the construction detai	nn shall be supported by compacted soils. m of four inches of compacted sand or libe placed over the finished compacted rior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted rentical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's Construction and the Expansion Index of the recompaction equipment. County Grading Plan Cc Check recompaction is Geotechnical Engineer Check	nn shall be supported by compacted soils. m of four inches of compacted sand or ll be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted remainical compaction equipment. The placed over the finished compacted contractor. The placed over the finished co	exterior building concrete slab-on-grade	actor chnical Engineer chnical Engineer actor	Cirading Plan Check Prior to Building Permit On-going Grading Plan	County Public Works		
m shall be supported by compacted soils. m of four inches of compacted sand or ll be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near toisture content and uniformly compacted lanical compaction equipment. The structural engineer's construction is upon the structural engineer's construction of slab-on-grade construction is lations and the Expansion Index of the lations and the Expansion Index of the lations. Geotechnical Engineer Prior to Building Contractor Permit Contractor Permit Prior to Building Prior to Build	In stall De Supported by compacted soils. The placed over the finished compacted prior to placed over the finished compacted prior to placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted panical compaction equipment. The placed over the finished compacted construction is upon the structural engineer's construction is upon the structural engine	In stall be supported by compacted soils. m of four inches of compacted sand or ll be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near tousture content and uniformly compacted rent of slab-on-grade construction is upon the structural engineer's clations and the Expansion Index of the structural engineer's representations. Geotechnical Engineer Prior to Building Contractor Permit Contractor Permit Prior to Building Prior to Building Permit Prior to Building Prior to Building Prior to Building Permit Prior to Building Prior to Buildi	m stall be supported by compacted soils. m of four inches of compacted sand or ll be placed over the finished compacted rior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted anical compaction equipment. Then of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the light of the support of the light of the support of the light of the support of the light o	State of the state	echnical Engineer actor y chnical Engineer actor	Cirading Plan Check Prior to Building Permit On-going Crading Plan	County Public Works County Public Works	·	·
m of four inches of compacted sand or ll be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted remarkable properties of the structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations are compacted compacted construction is construction construction is construction construction is construction construct	m of four inches of compacted sand or liberature in the placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted lanical compaction equipment. The structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the lations are compacted sand or contractor contractor lations are construction is lations and the Expansion Index of the lations are construction lations. Contractor Prior to Building Permit Contractor Prior to Building Permit Contractor Prior to Building Permit Contractor Permit Prior to Building Permit Contractor Permit Prior to Building Permit Contractor Permit Permit Permit Permit Permit Contractor Permit Permit Contractor Permit	m of four inches of compacted sand or liberature in the placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted lanical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's Construction the Expansion Index of the lations and the Expansion Index of the Construction Geotechnical Engineer Check	m of four inches of compacted sand or library in the placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted remainical compaction equipment. The placed over the finished compacted prior to Building Permit Contractor The placed over the finished compacted Contractor This granular contractor The prior to Building Permit contractor This granular contractor This granular contractor This granular contractor This granular contractor The prior to Building Permit contractor This granular contractor The prior to Building Permit contractor This granular contractor This gran		schnical Engineer actor y chnical Engineer actor	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check	County Public Works County Public Works		·
If no riour inches of compacted sand or il be placed over the finished compacted prior to placing concrete. This granular shall be moisture conditioned to near roisture content and uniformly compacted ranical compaction equipment. The structural engineer's construction is upon the structural engineer's construction is construction in the structural engineer's construction is construction in construction is construction in construction is construction in con	If be placed over the finished compacted source to place over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted remit sent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the root of the structural engineer's construction (Geotechnical Engineer Check	If be placed over the finished compacted or libe placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near tooisture content and uniformly compacted rent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the compacted rent of slab-on-grade construction is upon the structural engineer's Construction Geotechnical Engineer Check	If be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near toisture content and uniformly compacted panical compaction equipment. Sent of slab-on-grade construction is upon the structural engineer's clations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's construction is lations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations and the Expansion Index of the structural engineer's lations are content and uniformly compacted construction is lations and the Expansion Index of the structural engineer's lations are content and uniformly compacted contractor error to Building Permit Per		echnical Engineer actor y chnical Engineer actor y	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check	County Public Works County Public Works		
Il be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted panical compaction equipment. Ient of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations.	If be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted annical compaction equipment. The structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the structural engineer's construction is upon the structural engineer's construction devices and the Expansion Index of the structural engineer construction is upon the structural engineer's construction devices and the expansion Index of the contractor permit cont	Il be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near roisture content and uniformly compacted panical compaction equipment. The placing concrete is construction is upon the structural engineer's construction is construction in the structural engineer's construction is upon the structura	If be placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted manical compaction equipment. The placing concrete is construction is upon the structural engineer's construction and the Expansion Index of the moisture configurations and the Expansion Index of the construction is construction is upon the structural engineer's construction is upon the Expansion Index of the construction is upon the structural engineer's construction is upon the structural engineer construction is upon the structural engineer's construction is upon the		actor vchnical Engineer chnical Engineer actor v y chnical Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check	County Public Works County Public Works		
rior to placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near obstruction equipment. The prior to placing concrete. This granular hall be moisture conditioned to near obstruction end uniformly compacted remit of slab-on-grade construction is construction the structural engineer's Construction County Crading Plan Celebrate Permit Contractor Permit Permit Contractor Contractor Permit Contractor Permit Contractor Permit Contractor Permit Contractor Contractor Permit Contractor Permit Contractor Permit Permit Contractor Permit Contractor Permit Permit Contractor Permit Permit Contractor Permit Permit Contractor Permit	rio be placed over the finished compacted prior to placing concrete. This granular shall be moisture conditioned to near roisture content and uniformly compacted sanical compaction equipment. Inent of slab-on-grade construction is upon the structural engineer's construction the structural engineer's construction (Geotechnical Engineer Check	rior to placed over the finished compacted prior to place on order. This granular hall be moisture conditioned to near toisture content and uniformly compacted rentical compaction equipment. Serior to placing concrete. This granular hall be moisture conditioned to near toisture content and uniformly compacted rentical compaction equipment. Serior to placed over the finished construction permit provides and the Expansion Index of the construction rentical Engineer in the permit provides and the Expansion Index of the construction rentical Engineer in the permit	in the placed over the finished compacted prior to placing concrete. This granular hall be moisture conditioned to near toisture content and uniformly compacted anical compaction equipment. In the structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the construction is lations and the Expansion Index of the construction decided anical Engineer conditions. Contractor Permit Contractor Permit Contractor Contractor Contractor Contractor Permit Contractor Con		schnical Engineer actor y chnical Engineer actor y chnical Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check	County Public Works County Public Works		
prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted anical compaction equipment. The property of the structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations.	prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted annical compaction equipment. The structural engineer's construction is upon the structural engineer's construction detection is upon the structural engineer's construction detection det	prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted anical compaction equipment. The property compacted anical compaction equipment. The property content and uniformly compacted anical compaction equipment. The property content and uniformly compacted anical compaction of slab-on-grade construction is upon the structural engineer's Construction Geotechnical Engineer The property content and uniformly compacted anical compact	prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted antical compaction equipment. In the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations are reconstructed to near noisture content and uniformly compacted lations are reconstruction is construction lations. Grading/ Grading/ Grading Plan Cc Check Geotechnical Engineer		echnical Engineer actor y chnical Engineer actor y y y chnical Engineer	Grading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building	County Public Works County Public Works		
hall be moisture conditioned to near rousiture content and uniformly compacted ranical compaction equipment. The proof of slab-on-grade construction is construction the structural engineer's construction represents and the Expansion Index of the representation of the structural engineer's construction represents and the Expansion Index of the representations and the Expansion Index of the representations are presented by the representation of the representa	hall be moisture conditioned to near roisture content and uniformly compacted remission equipment. In a content and uniformly compacted remission equipment. In a content and uniformly compacted remission equipment. In a content and uniformly compacted remission remarks are remission is remission in a construction in a construction remission remission remarks and the Expansion remarks and the Expansion remarks and the Expansion remarks are remarks and remarks and remarks and remarks are remarks and remarks and remarks are remarks and remarks and remarks are remarks are remarks and remarks are remarks and remarks are rema	hall be moisture conditioned to near roisture content and uniformly compacted ranical compaction equipment. The production of the structural engineer's construction and the Expansion Index of the roisture conditional engineer ranical construction is construction and the Expansion Index of the rearrangement content of slab-on-grade construction is construction and the Expansion Index of the rearrangement conditions and the engineer ranical engi	hall be moisture conditioned to near roisture content and uniformly compacted anical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's Construction the Structural engineer's Construction Grading/ Grading Plan Construction Grading/ Geotechnical Engineer		cal Engineer cal Engineer cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building	County Public Works County Public Works		·
hall be moisture conditioned to near roisture content and uniformly compacted anical compaction equipment. The property of slab-on-grade construction is upon the structural engineer's Construction and the Expansion Index of the lations and the Expansion Index of the lations.	hall be moisture conditioned to near roisture content and uniformly compacted ranical compaction equipment. The structural engineer's construction is upon the structural engineer's construction requirements and the Expansion Index of the reck roisture of the roisture construction requirements and the Expansion Index of the roisture content and uniformly compacted requirements of the roisture content and uniformly compacted ranical compaction requirements.	hall be moisture conditioned to near noisture content and uniformly compacted anical compaction equipment. The properties of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations are constructed. The properties of the lations are construction of the lations are content and uniformly compacted anical compacted or construction of slab-on-grade construction is lations are construction of the lations are construction of the lations are constructed or construction or constru	hall be moisture conditioned to near noisture content and uniformly compacted ranical compaction equipment. The properties of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the roots o	_	cal Engineer cal Engineer .	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
oristure conditioned to near oristure content and uniformly compacted lanical compaction equipment. In the structural engineer's Construction is Crading/ County Crading Plan County and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations.	noisture content and uniformly compacted anical compaction equipment. nent of slab-on-grade construction is upon the structural engineer's Construction the Structural engineer's Construction Geotechnical Engineer Cc Cc Cc Cc Cc Cc Cc Cc Cc C	noisture conditioned to near noisture content and uniformly compacted lanical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's construction lations and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations are construction lations. County Grading Plan Ccounty Grading Plan Ccounty Check Ccounty incisture content and uniformly compacted lanical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations are constructed lations. County Grading Plan Cc Construction Geotechnical Engineer		cal Engineer cal Engineer cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		·	
noisture content and uniformly compacted anical compaction equipment. anical compaction equipment. anical compaction equipment. Construction is Grading/ upon the structural engineer's Construction ations and the Expansion Index of the lations and the Expansion Index of the lations.	noisture content and uniformly compacted anical compaction equipment. ent of slab-on-grade construction is upon the structural engineer's Construction ations and the Expansion Index of the Geotechnical Engineer Construction Grading/ Grading Plan Ccheck	noisture content and uniformly compacted anical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the Geotechnical Engineer Compacted County Grading Plan County Grading Plan County Check	noisture content and uniformly compacted anical compaction equipment. nent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations are constructed lations. Grading/ County Grading Plan Cc Geotechnical Engineer		cal Engineer cal Engineer	Grading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
nanical compaction equipment. In an ical compaction equipment. In a compaction equip	Initial compaction equipment. Inent of slab-on-grade construction is upon the structural engineer's Construction and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations are content and uniformly compacted County County Grading Plan County Check	unical compaction equipment. In the structural engineer's upon the structural engineer's lations and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations are construction is Grading/ County Grading Plan Cc Geotechnical Engineer	lanical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the construction lations and the Expansion Index of the construction lations and the Expansion Index of the construction lations are content and uniformly compacted lations and the content of construction lations are content and uniformly compacted lations and the content of county lations are content and uniformly compacted lations and the content of county lations are content and uniformly compacted lations and the content of slab-on-grade construction is county lations are content and uniformly compacted lations and the construction is construction lations. County County Crading Plan County Check County Ch		cal Engineer cal Engineer . cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
anical compaction equipment. lent of slab-on-grade construction is upon the structural engineer's Construction County Grading Plan Construction and the Expansion Index of the	nanical compaction equipment. In the structural engineer's construction and the Expansion Index of the construction is check construction is construction construction devices construction construction construction devices construction con	anical compaction equipment. In the structural engineer's construction is upon the structural engineer's construction and the Expansion Index of the construction is county county check construction is county cou	anical compaction equipment. Ient of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations are lations and the Expansion Index of the lations are lations and the Expansion Index of the lations are lations are lations are lations. County Grading Plan Ccounty Check C		cal Engineer cal Engineer cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works	·	
nent of slab-on-grade construction is upon the structural engineer's Construction and the Expansion Index of the	ent of slab-on-grade construction is upon the structural engineer's Construction Geotechnical Engineer Construction Geotechnical Engineer	nent of slab-on-grade construction is upon the structural engineer's construction and the Expansion Index of the lations and the Expansion Index of the lations and the Expansion Index of the lations are compaction or stations. County county Grading Plan Cc Check	nent of slab-on-grade construction is upon the structural engineer's lations and the Expansion Index of the lations are compaction equipment. Grading/ County County County Crading Plan County Check Geotechnical Engineer		cal Engineer cal Engineer cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
nent of slab-on-grade construction is Grading/ County Grading Plan Cc upon the structural engineer's Construction Grading Plan Cc lations and the Expansion Index of the	nent of slab-on-grade construction is Grading/ County Grading Plan Construction and the Expansion Index of the Geotechnical Engineer	nent of slab-on-grade construction is Grading/ upon the structural engineer's Construction lations and the Expansion Index of the Geotechnical Engineer Grading Plan Cc Check	nent of slab-on-grade construction is Grading/ upon the structural engineer's Construction Geotechnical Engineer lations and the Expansion Index of the Geotechnical Engineer		cal Engineer cal Engineer cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		·
actions and the Expansion Index of the	rent of slab-on-grade construction is upon the structural engineer's Construction Geotechnical Engineer Cc	upon the structural engineer's construction and the Expansion Index of the lations are construction is Crading/ County Grading Plan Cc	upon the structural engineer's construction and the Expansion Index of the lations are construction lations and the Expansion Index of the lations are construction lations. County		cal Engineer cal Engineer . cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
upon the structural engineer's Construction County Check Check	upon the structural engineer's Construction Grading Plan Construction Geotechnical Engineer	upon the structural engineer's Construction Geotechnical Engineer Check	upon the structural engineer's Construction dations and the Expansion Index of the Geotechnical Engineer Grading Plan Cc	placing concrete. This granular moisture conditioned to near content and uniformly compacted impaction equipment.	cal Engineer cal Engineer cal Engineer	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
lations and the Expansion Index of the	lations and the Expansion Index of the Geotechnical Engineer Check	lations and the Expansion Index of the Construction Geotechnical Engineer	lations and the Expansion Index of the Geotechnical Engineer Check	placing concrete. This granular moisture conditioned to near content and uniformly compacted impaction equipment. Slab-on-grade construction is Gradied.	ctor ctor ctor ctor ctor ctor ctor ctor	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit	County Public Works County Public Works		
Expansion Index of the	Expansion Index of the Geotechnical Engineer	Expansion Index of the Geotechnical Engineer	Expansion Index of the Geotechnical Engineer	prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted nanical compaction equipment. The property of the place of the plac	ctor ctor ctor ctor ctor ctor ctor ctor	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit Prior to Building	County Public Works County Public Works		·
Castalania Index of the	Geotechnical Engineer	Geotechnical Engineer	Geotechnical Engineer	prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted anical compaction equipment. The property of the structural engineer's Construction is upon the structural engineer's construction.	ctor ctor ctor ctor ctor ctor ctor ctor	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit Grading Plan	County Public Works County Public Works		
				prior to placing concrete. This granular hall be moisture conditioned to near noisture content and uniformly compacted nanical compaction equipment. The property of slab-on-grade construction is construction the structural engineer's Construction is construction.	ctor ctor ctor ctor ctor ctor ctor ctor	Cirading Plan Check Prior to Building Permit On-going Grading Plan Check Prior to Building Permit Grading Plan Check Check	County Public Works County Public Works County Public Works		

				Dante Damanuikla for		
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Verification/ Monitoring	Sign Off	Time
supporting soils. Since the mixing of fill soils with native soils could change the Expansion Index.		Structural Engineer	Prior to Building Permit			
additional tests shall be conducted during rough		on do the bigging to	6			
grading to determine the expansion characteristics of						
tensioned slabs shall be designed as outlined below.						
All exterior concrete slab-on-grade construction shall						
be reinforced with at least #4 bars on 16-inch centers,						
each way. Reinforcement shall be placed at mid-						
depth of the slab. Additional reinforcement may be						
required once the final expansion potential of the						
subgrade soils is known. Actual reinforcement						
requirements will be dependent on the Expansion						
Index of the bearing soils, applicable sections of the						
governing building code, and requirements of the						
structural engineer.						
Cracks that develop in concrete slab-on-grade shall	Construction	County	During Building	County Public Works		
be filled and sealed prior to placing floor coverings.			Inspection			
requent control joints shall be incorporated into the			j			
stab construction, particularly in the areas of fe-			Prior to Occupancy			
entrant corners, to help control cracking.						
 In areas of moisture sensitive floor coverings, an 	Grading/	County	During Building	County Public Works		
appropriate vapor retarder shall be installed in order	Construction		Inspection	٠		
to minimize vapor transmission from the subgrade		Geotechnical Engineer				
soil to the slab. The vapor retarder shall be centered			Prior to Occupancy			
within the four-inch thick sand layer. The vapor		-				
retarder shall be evaluated for holes and/or						
punctures, and the edges overlapped and taped, prior						
to placement of sand. Any holes or punctures						
observed shall be properly repaired. The retarder						
shall be covered with two inches of sand to help						
protect it during construction. The sand shall be		-				
lightly moistened and densified just prior to placing						
the concrete.						

	MILLOALIC	MILIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
_	Construction	County	Building Permit	County Public Works		
			Plan Check	County I upile works		
concrete slab, which could result in damage to the						
floor covering. After the concrete slab has			verilled			
sufficiently cured, the concrete slab surface shall be			Prior to		74.4	
sealed with a commercial sealant prior to placing the			Construction			
recommendations for placing of the concrete scalar						
mastic, and floor covering shall be verified by the						
floor covering manufacturer prior to sealing the						
concrete or placing of the floor covering.						
patios, walkways etc.) shall be designed to be	Construction	County	Building Permit	County Public Works		
relatively independent of foundation stems (free-			Plan Check			
roating) to help mitigate cracking due to foundation			Verified			
Sementary and expansion.			at Inspection			
			Prior to			
	Grading/	County	Grading Plan	County Public Works		
	Construction		Check	County of County		
concrete. Measures shall be taken to maintain		Geotechnical Engineer	:			
optimum moisture until concrete is placed. Actual depths of pre-moistening shall be dependent upon the			Plan Check			
actual Expansion index of the subgrade soils.			Verified			
			at Inspection Prior to			
	Grading/	County	Building Permit	County Bublic Works		
	tion		Plan Check	County Public Works		no.
· Much of the soil within the building footprints is		Geotechnical Engineer				
very loose and soft, and the foundation excavations are expected to penetrate to a depth near or below the			Verified at Inspection			
firm working surface for pile driving and			Construction		-	

Project No. R2006-02726-(4) CUP No. 2006-00223-(4)

Page 53 of 97

Mitigation	Monitoring Monitoring	MITIGATION MONITORING PROGRAM Monitoring Party Responsible for	Time of	Party Responsible for	Dec aris	Time
P cl 21	rnasc	Implementation	Clearance	Monitoring	g.	
layer of gravel, at least one-foot thick, shall be						
the base of the excavation for each						
neath any proposed traffic-bearing flexible	Grading/	County	Grading Permit	County Public Works		
non-traffic-bearing flatwork	Construction		Plan Check			
outside the		Geotechnical Engineer				
building footprints, shall be excavated a minimum of		{	Building Permit			
24 inches below the existing grade or finished			Plan Check			
whichever is lower.						
excavations shall extend a minimum lateral distance			Verified			
of at least two feet beyond the pavement edges. The			at Inspection			
scarified (rinned) six inches The scarified and			Court to			
excavated soils shall be moisture conditioned to near		•	Constitution			
optimum moisture content and be uniformly						
density using mechanical compaction equipment.						
Compaction shall be verified by testing. The						
purpose of this recommendation is to provide						
minimum subgrade support to attain minimum life						
for the proposed pavements and flatwork. It shall be						
understood that, the entire site is underlain by at						
least 17 feet of poorly compacted uncertified fill and						
the proposed pavements and flatwork may						
experience settlement and other distress sooner and						
to a greater degree than pavements and flatwork				-		
supported by a full depth of structural fill.						
_	Grading/	County	Grading Plan	County Public Works		
_	Construction	,	Check			
		Geotechnical Engineer		-		
In general, import material shall be free of organic		Q	Prior to Building			
matter and harmful substances, have no more than 20			Permit			
percent passing a #200 sieve, and an Expansion						
Index less than 20. Import soils shall be evaluated					,	
prior to their use, but will not be prequalified by the						
geotechnical consultant. Approval of import soils						-

4 - 7 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 54 of 97

• Cantilevered, shoring shall be designed to resist active lateral earth pressures of 40Z pounds per square foot (psf) per foot of depth, where Z = Depth (in feet) measured below the top of the retained Geotechnical Engineer	devices shall be constructed to divert drainage from the project site. Temporary Shoring Temporary Shoring The proposed partial subterranean parking level excavation will be approximately five to seven feet deep and may be adjacent to at least one property line. Temporary shoring may be necessary to support the excavation during construction. The shoring shall consist of temporary sheet pile or steel panels, a soldier pile and lagging type system, or similar temporary shoring system. The shoring shall
site. Si	
any structure. County Building Permit Prior to County Prior to County Prior to County Operation County Prior to County Operation County Prior to County Operation Operation Operation County Prior to County Operating County Operation Operating Operation Op	shall be designed so that runoff water is diverted away from any structure. Einal site grades shall be designed and constructed so that all water is diverted away from all structures and not allowed to pond on or near pavement. Drainage Construction County Plan Check Prior to Occupancy County County Prior to Grading Prior to Grading Permit Prior to Grading Permit

4 - 8

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 55 of 97

Mitigation	MITIGATIO Monitoring Phase	MITIGATION MONITORING PROGRAM Monitoring Party Responsible for Implementation C	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
ground surface behind the shoring. This value is based on level ground behind the shoring.		Structural Engineer				
The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The	Grading/ Construction	County	Plan Check Prior to Grading Permit	County Public Works		
surcharge considered shall include the loads from		Geotechnical Engineer				
distance at least equal to the height of the shoring.		Structural Engineer	Field Verified Prior to Building			
This includes the surcharge from the weight of the		Ó	Permit			
existing south property-line wall it this wall is to be preserved in place. Surcharge effects for						
cantilevered shoring shall be computed assuming						
active earth pressure conditions using a pressure coefficient of 0.4.						
• Lateral resistance for temporary shoring sheet piles	Grading/	County	Plan Check Prior	County Public Works		
	Construction	Geotechnical Engineer	io Grading Permit			
the bottom of the excavation. As discussed above,		q	Field Verified			
seven feet below the existing ground surface. The		Structural Engineer	Prior to Building Permit			
passive pressure for temporary sheet piles or soldier	···					
(psf) per foot of depth for unsaturated soils, where D						
= Depth (in feet) measured below the bottom of the						
table, passive pressure of 135 psf per foot of soil may						
be used. This resisting pressure is an ultimate value.						
An appropriate factor of safety shall be used for						
rba affection with a first in the first in t						- 1
pressure calculations shall be taken as up to three					•	
times the actual pile width.						

	MITIGATIO	MITIGATION MONITORING PROGRAM	FRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	Grading/ Construction	County	Plan Check Prior	County Public Works		
		Geotechnical Engineer	to Oracing tollill			
lagging to be left in the ground shall be pressure		Structural Engineer	Field Verified Prior to Building			
1			Permit	-	·	,
	Grading/	County	Plan Check Prior	County Public Works		
	Construction	Geotechnical Engineer	to Grading Permit	County . noise motive		
	Operation	0	Field Verified			
conditions that are imposed on the project and are			Prior to Building			
deemed appropriate and necessary during grading,					-1/1	
developments at Parcel OT and Parcel 21. A		- American	On-going			····
Summary of these recommendations follows:	Oradina/					
Soil Improvement	Construction	County	to Grading Permit	County Public Works		
 There are a variety of methods that can be used for 		Geotechnical Engineer	(
soil improvement to minimize liquefaction potential.			Field Verified			
(ESSC) recommends: a) a combination of a soil			Permit Building	-		
cement cutoff wall around most or all of the site						
perimeter and stone columns for soil densification and	-1.					
excess pore water pressure relief, or b) a cellular						
lateral surreading issue and to provide support for a						
mat-type foundation system.						

T		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	It should be understood that if it is intended to leave some of the existing fill in place, soil improvement of that type of debris-filled irregular material may be	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit	County Public Works		
	difficult and may not result in adequate support for a mat foundation. Consideration shall be given to doing complete removal of the existing fill and replacement to the proposed mat foundation elevation with imported granular engineered fill.		Structural Engineer	Field Verified Prior to Building Permit			
	At a minimum, a soil-cement cutoff wall shall be installed along the easterly site boundary (adjacent to the lagoon) to mitigate the potential for lateral	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit	County Public Works		
	spreading. The cutoff wall shall be at least 30 feet deep to fully contain the soils with potential for lateral movement. Soil-cement cutoff walls shall also be installed around the remaining portions of the site		Structural Engineer	Field Verified Prior to Building Permit		***************************************	
	perimeter for temporary excavation support and groundwater control. Additionally, if stone columns are not used, some soil-cement cutoff walls are recommended in the interior of the building footprint for form a "cellular" pattern for soil containment and support of a mat foundation.						****
	Soil-cement cutoff walls shall consist of overlapping "cylinders" of soil mixed in place at depth with Portland cement or other suitable cemetitious materials. The specific soil cement mix design shall be provided by a qualified ground improvement contractor under the review of the project geotechnical engineer.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit to Grading Permit Field Verified Prior to Building Permit	County Public Works		
	Stone columns shall be installed on a grid pattern to cover the building footprint plus at least 10 feet laterally beyond the building footprint. The exact spacing and depth of the stone columns is dependent on the amount of liquefying soil in a given part of the site.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

Confirmation testing shall be required to verify that the ground improvement has achieved the minimum soil densities and strengths necessary to adequately reduce the liquefaction potential. At least 10 CPT soundings and five soil borings with SPT samples shall be performed after installation of the stone columns (and wick drains if used) to demonstrate the "post ground improvement" soil density. Earth	columns, and wick drains (if used) shall be installed by a qualified ground improvement contractor with experience in Southern California. The ground improvement contractor shall be consulted for more specific estimates of the stone column specifications and for special limitations of the ground improvement methods.		• Stone columns shall be at least 18 inches in diameter Grading/and shall consist of relatively clean gravel placed in a Construction "column" by means of a crane-mounted vibrator.	stone columns shall be spaced at no further than eight feet on center and should be at least 50 feet deep (below existing grade) to intersect all potentially liquefiable soil. In the northerly side of the site, stone columns shall be at least 30 feet deep to intersect the deepest liquefying layer in that area.		MITIGA
County Geotechnical Engineer	County Geotechnical Engineer		County	County n Geotechnical Engineer	g Party Responsible for Implementation	MITIGATION MONITORING PROGRAM
Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit		Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	Time of Clearance	GRAM
County Public Works	County Public Works	County Public Works	County Public Works	County Public Works	Party Responsible for Verification/	
					Sign Off	
					Time	

4 - 12

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 59 of 97

						criteria for post-tensioned slab design shall be
						 The mat shall be either conventionally reinforced or consist of a post-tensioned stab evelow. Specific
						Building Code (CBC).
						Zone 4, as designated by the 2001 edition of the California
						site be designed to at least the minimum standards for Seismic
						foundations. Earth Systems Southern California (ESSC)
			Permit			all potential variability in ground support for building
			Prior to Building	Structural Engineer		The proposed soil improvement will reduce but not eliminate
			Field Verified			mat foundation is recommended for the building foundation.
				Geotechnical Engineer		potential for seismic-induced ground movement, a structural
			to Grading Permit		Construction	Due to the soft, variable nature of the site soils and the
		County Public Works	Plan Check Prior	County	Grading/	Mat Foundations
				-		finalized.
						complete, the ground improvement program can be
						soil densification. Once the indicator program is
						of the two test areas to verify the effectiveness of the
						least two CPT soundings should be completed in each
		-				the site. At least two borings with SPT samples and at
						site and a 100 square foot area in the southerly part of
						in a 100 square foot area in the northerly part of the
						installed. Indicator stone columns should be installed
			Permit			five feet wide by at least 20 feet long should be
			Prior to Building			indicator program, a soil-cement cutoff wall at least
			Field Verified	ſ		stone columns) to verify their effectiveness. For the
			(Geotechnical Engineer		project (prior to full "production" of soil-cement and
			to Grading Permit	•	Construction	stone columns is recommended at the beginning of the
		County Public Works	Plan Check Prior	County	Grading/	 An indicator program of soil-cement cutoff walls and
						<15 percent or CPT Ic parameter <2.5).
						that do not meet the "Chinese criteria" (clay content
						all of the soils below the proposed building foundation
						(Q _{ICN}) shall exceed 160 tons per square foot (tsf) in
						exceed 30 blows per foot, and CPT tip resistance
						densification: corrected SPT blow counts (N _{160cs}) shall
						following tentative criteria to demonstrate adequate
		3				Systems Southern California (ESSC) recommends the
Lime	Sign Off	Monitoring	Clearance	Implementation	Phase	
)	Party Responsible for	Time of	Party Responsible for	Monitoring	Mitigation
		Property of the Party of the Pa	GRAM	MITICATION MONITORING PROGRAM	MILIGATIO	
			** / -	***************************************		

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 60 of 97

		OVIVOTIVAL	MINDON I DUINO I INCOME INCOME	MANI			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	provided by the project geotechnical engineer if a post-tensioned system is selected.				9		
•	The mat foundation for the proposed structure shall						
•	or supported by improved ground. An allowable "net" bearing capacity of 1,500 pounds						
	per square foot (psf) shall be utilized for dead and						
	sustained live loads for design of the mat foundation.						
	This value is a "net" value that includes the						
	compensation for soil removal assuming a minimum						
	five-foot deep parking basement. This value shall be						
	increased by 1/3 when considering transient loads						
	such as earthquake or wind forces.						
•	The mat slab shall be at least six inches thick and						
	shall include a perimeter beam extending a minimum						
	of 24 mones below finished adjacent grade. The						
	for the and foundation demonstrated requirements						
•	Index of the bearing soils and shall be specified by					•	
	the structural engineer.						
•							_
	accommodate differential movement of up to 1.5		•				
	inches in a 30-foot span (1:240 distortion ratio).						
•	Resistance to lateral loading may be provided by						
	friction acting along the mat foundation base. A						
	coefficient of friction of 0.35 shall be used for						
	concrete foundations on site soils that have been						
	"improved." This value includes a safety factor of						
		-					
•	Additional resistance to lateral loading may be						
	provided by passive earth pressure acting against the						
	sides of foundations or grade beams. Based on the						
	the proposed building, the passive pressure is						
	estimated to be 350 Z PSF, where $Z = Depth$ (in						
	feet) below the finished ground elevation. In passive						
	pressure calculations, the upper one-foot of soil shall						_
	OC SHOULD FOR THE CENTS IN 1990 CONTINUE IN						_

				-		further analysis of pile capacities would be necessary
						depth selected. Deeper exploration of the site and
						• The axial load carrying capacities of the foundation
						the geotechnical and structural engineers.
						installed in accordance with the recommendations of
						the pile may be lengthened or additional piles may be
						If the required driving resistance is still not achieved
						achieved at the design depth, the pile may be allowed
						pile driving. If the required driving resistance is not
						Works, 2000) shall be satisfied for the last one foot of
						Engineering News Record (ENR) formula (Public
						 In general, the pile driving criteria provided by the
						(ie. evaluation of pile driving blow counts).
						engineer and the results of the pile driving analysis
						depending upon the requirements of the structural
						The actual total pile length and embedment may vary
						It below exist grade in the southerly part of the site).
						feet into dense sand (minimum tip depth of at least 60
						 Building piles shall be embedded a minimum of 15-
						inches in diameter or square dimension.
						is anticipated that piles would need to be at least 24-
						The piles may be round or square in cross-section. It
			Building Permit	Structural Engineer		precast, prestressed reinforced concrete driven piles.
			; ;	1	Construction	Building foundation piles, if used, shall consist of
		County Public Works	Grading Permit	County	Grading/	Building Foundation Piles
						compacted.
					•	mat slab unless properly moisture conditioned and
			•	1		foundation excavations shall not be placed below the
			Building Permit	Structural Engineer		to placement of concrete. Soil generated from the
		,	,		Construction	cleaned of all loose or unsuitable soils and debris prior
		County Public Works	Grading Permit	County	Grading/	 The excavation for the mat foundation shall be
						1.5 recommended).
						shall be used for design calculations (minimum of
						an ultimate value. An appropriate factor of safety
		3				payement or slab. The resisting pressure provided is
Time	Sign Off	Verification/ Monitoring	Clearance	Implementation	Phase	.viinganon
		Party Responsible for	Time of	Party Responsible for	Monitoring	A
		The second secon	FRAM	MITIGATION MONITORING PROGRAM	MITIGATIO	CHANGE CONTRACTOR CONT
		The state of the s		11.000000000000000000000000000000000000	Other Creates	

	MITIGATIO	MITIGATION MONITORING PROGRAM	RAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
to provide allowable pile capacities. Preliminarily, skin friction for piles embedded below the lowest				g		
liquefying layer may be assumed to be approximately 0.9 tons per square foot (18). Down drag forms of						
least 0.5 tsf must be applied to all portions of the piles						
above the lowest liquefying soil layer.						
• The lateral load carrying capacity of foundation piles						
will be a function of the depth of liquefying soil at						
each pile location and the anticipated depth of lateral						
lateral movement can be provided by passive soil						
pressure below the lowest liquefying soil layer						
Passive pressure may be taken as 500 pounds per					****	
square foot per foot of depth in firm soil below the						
he applied to the partisms of the siles with a miles must						
depths where lateral spreading is anticipated. Specific						
lateral pile capacity calculations can be provided if						
pile foundations are selected for the project.						
The design mix for the concrete to be used in the pile		-				
construction shall be established and approved by the						
structural engineer prior to the time of construction.						
nile casting in accordance with applicable and						
requirements of the structure with applicable codes or						
qualified personnel shall be provided throng the mile				-		
casing and/or reinforcement placing and tensioning						
 An indicator pile program shall be conducted for both 						
proposed buildings prior to installation of the building						
foundation piles. The indicator pile program shall						
include a minimum of ten piles. The indicator piles						
shall have the same cross-section and consist of the						
same construction as the piles selected for the building						
foundation and may be used as final building				•		
iles ("production piles").						
miles shall he leasted at making the state of						
price stail or tocated at points distributed		_				

						Wall.
						equal to the height of the
			Canadia Contr	Carolina Car		structures or vehicle traffic within a distance
			Building Dermit	Structural Engineer	Construction	surcharge considered shall include the loads from any
		County Public Works	Grading Permit	County	Grading/	 The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The
		-	Building Permit	Structural Engineer		mat foundation as recommended herein.
		coding I dollo moths	0 . 0	,	Construction	retaining walls shall be supported by the structural
	•	County Public Works	Grading Permit	County	Grading/	 The basement (partial subterranean parking level)
						table).
						Section IV A of this TYP for a wind at 1 if Keler to
			Building Permit	Structural Engineer		design of the proposed basement (partial subterranean parking
	h	- •			Construction	The following lateral earth pressures shall be used in the
		County Public Works	Grading Permit	County	Grading/	Retaining Walls
						the plumb position.
						 Driven piles shall not be more than two percent from
						before driving an adjacent pile.
						 Piles in groups or rows shall be driven alternately
						in this report.
						require additional evaluation of the foundation criteria
						and help identify variations in soil conditions that may
						foundations. This is to observe pile driving conditions
						shall be present during the installation of all pile
						 The geotechnical engineers, or their representatives,
						required axial design load for the pile.
						must be calculated based on blow counts to at least the
						The axial pile capacity for the last two feet of driving
						necessary to achieve minimum embedment depth.
						25
						pre-boring. Pre-boring up to 3/4 of pile cross
					÷	 At least the first indicator pile shall be driven with no
						dense sand below the lowest liquelying soil layer.
						driven to a minimum embedment of 15 feet into the
						60 feet in length (as delivered to the site) and shall be
-		Surformer				footprints. The indicator piles shall be a minimum of
ı ımı c	Sign On	Monitoring	Clearance	Implementation	Phase	9
}		Party Responsible for	Time of	Party Responsible for	Monitoring	Mitigation
			GRANI	MILICATION MONITORING PROGRAM	MILICATIO	AND AND ADDRESS OF THE PROPERTY OF THE PROPERT
			20141	NA MICHIGANIA	OLLY CHAIM	

4-17 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 64 of 97

Andrew Law of the Control of the Con	MITIGATIC	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
 Backfill immediately behind any rotaining structure shall be a free-draining granular material. Comments 	Grading/ Construction	County	Grading Permit	County Public Works		
on the characteristics of import soils shall be given by the geotechnical consultant after the material is on the		Structural Engineer	Building Permit			
project, either in place, or stockpiled in adequate quantities to complete the project.						
 Backfill behind retaining walls shall be with soils that 	Grading/	County	Grading Permit	County Public Works	- Destruction	
nave been properly moisture conditioned to approximately optimum moisture content and	Construction	Structural Engineer	Building Dermit	,		
pacted to at least 90 percen		פממכימומו ביוצוורכו	Building Felling			
maximum dry density as determined by ASTM D						
equipment. To aid in the compaction operation,						
retaining wall backfull shall be placed in lifts not exceeding six inches compacted thickness				-		
pe from	Grading/	County	Grading Permit	County Public Works		
hand operated compaction equipment, intended to	Construction	Structural Engineer	Building Darmi			
reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment		d	ti c			
Backdrains or an equivalent system of backfill	Grading/	County	Grading Permit	County Public Works		
drainage shall be incorporated into the retaining wall	Construction		9	County - delice at olive		
design unless the walls are designed to resist full		Structural Engineer	Building Permit			
nydrostatic pressure and properly waterproofed. Waterproofing of retaining walls shall be provided to			,			
The final grade shall be such that all water is diverted.	Grading/	Colinty	Grading Darmit	County Dublic World		
away from the retaining wall's foundation or backfill.	Construction		Ciacing Count	County Fuelle Works		
		Structural Engineer	Building Permit			
Parcel 21 Foundation Piles	Grading/ Construction	County	Grading Permit	County Public Works		
 Building foundation piles shall consist of precast, prestressed reinforced concrete driven piles. The 		Structural Engineer	Building Permit			
Piles may be round or square in cross-section. Recommendations are provided herein primarily for						

4 - 18 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 65 of 97

An indicator pile program shall be conducted for the grading/ proposed building prior to the remainder of the Construction		The design mix for the concrete to be used in the pile Grading/ construction shall be established and approved by the Construction		The lateral load carrying capacities of the foundation Grading/ piles shall be determined based on the final nile size Construction	and embedment depth selected.	 The axial load carrying capacities of the foundation piles shall be determined based on the final pile size Construction 	not achieved at the design depth, the pile may be allowed to "set" overnight and then driven an additional foot. If the required driving resistance is still not achieved, additional piles shall be installed in accordance with the recommendations of the geotechnical and structural engineers.	In general, the pile driving criteria provided by the Grading/ Engineering News Record (ENR) formula (Public Construction Works, 2006) shall be satisfied for the last one foot	approximately 45 ft. below existing grade). The actual total pile length and embedment may vary depending upon the requirements of the structural engineer and the results of the pile driving analysis (ie. evaluation of pile driving blow counts).	 Building piles shall be embedded a minimum of 13- fl. into dense sand (minimum tip depth of Construction 	24-inch square piles.	Mitigation Monitoring Phase
County:	Structural Engineer	County	Structural Engineer	County	Structural Engineer	County		County Structural Engineer	Structural Engincer	County		Vonitoring Party Responsible for Phase Implementation (
Grading Permit	Building Permit	Grading Permit	Building Permit	Grading Permit	Building Permit	Grading Permit		Grading Permit Building Permit	Building Permit	Grading Permit		Time of Clearance
County Public Works		County Public Works		County Public Works		County Public Works		County Public Works		County Public Works		Party Responsible for Verification/ Monitoring
												Sign Off
												Time

4 - 19

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 66 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
		Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
program shall include a minimum of six riles within	ator pile		Structural Engineer	Building Permit	vionitoring		
each of the two building footbrints. The indicator	indicator						
piles shall have the same cross-section and consist of	consist of						
the same construction as the piles selected for the	d for the						
building foundation and may be used as	as final						
building foundation piles ("production piles"). The	s"). The					·	
approximately small be located at points distributed	istributed					_	
footprints across the	building						
niles shall be described at least one set of indicator	indicator						
nile group metallation. The strong of three to evaluate	evaluate						
45 to 50 feet in length (se delivered to the shall be	shall be					-	
shall be driven to a minimum embedment of 15 fact	of 15 fact						
into the dense sand (at least 15 feet below the 32-foot	e 32-foor						
depth from existing grade). The indicator piles shall	iles shall					_	
be driven using the same hammer that will be used	be used						
for production pile installation.							
• At least the first indicator pile shall be driven with no	with no	Grading/	County	Caralina			
pre-horing. Pre-horing up to 3/4 of pile cross	ile cross	Construction	Creatily	mading Permit	County Public Works	-	
sectional area shall be permitted for subsequent piles	ent piles		Structural Engineer	Building Barri			
The axial pile canacin for the last factor of the	nt depth.		מיני מילימו מו ביות ווויכרו	bullding Permit			
shall be calculated based on blow counts to at least	at least						
the required axial design load for the pile	יי ויי ויכנוטו						
 The geotechnical engineers, or their representatives. 	4		County				
9		Construction	County	Grading Permit	County Public Works	-	
foundations. This is to observe pile driving		20101	Structural Engineer	;			
conditions and help identify variations in soil	in soil		Sunctural Engineer	Building Permit			
conditions that may require additional evaluation of	lation of						
Dile : Dalication criteria in this report.						_	
 Piles in groups or rows shall be driven alternately before driving an adjacent pile 		\dashv	County	Grading Permit	County Public Works		77
		Construction					
			Structural Engineer	Building Permit			
 Driven piles shall not be more than two percent from the nlimb position 		_	County	Grading Permit	County Public Warks		
		Construction					
							Ĺ

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 67 of 97

			1111111111111			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
		Structural Engineer	Building Permit			
Retaining Walls The walls of the subterranean portion of the proposed	Grading/ Construction	County	Grading Permit	County Public Works		
building shall be supported by the structural deck and building piles. Any retaining walls proposed for the		Structural Engineer	Building Permit		•	
project that are not structurally supported by the piles shall be supported by existing uncertified fill soils are						
the site and thus may experience some degree of						
settlement and other distress.						
 Lateral earth pressures for subterranean walls at the subject site include normal "static" pressures and 	Grading/	County	Grading Permit	County Public Works		
earth pressures resulting from earthquakes and		Structural Engineer	Building Permit			
laterally spreading soils. The following "static" lateral earth pressures shall be used in the design of			ı			
the proposed subterranean building walls and any						
other retaining walls that may be proposed at the site (Refer to Section IV.A of this EIR for equivalent fluid						
earth pressures with well drained backfill table).						
pile foundation system, resistance to lateral loading	truction	County	Grading Permit	County Public Works		
shall be provided by passive pressure of soil in front of the wall and by friction acting along the foundation		Structural Engineer	Building Permit	•		
base.		-				
 For retaining walls founded in soil, passive pressures of 270 psf per foot of soil in front of the wall shall be 	Grading/ Construction	County	Grading Permit	County Public Works		
used for unsaturated soils. For saturated soils below the water table, passive pressure of 135 psf per foot of		Structural Engineer	Building Permit			
soil may be used. The upper one-foot of soil shall be						
confined by pavement or slab.						
 A coefficient of friction of 0.3 shall be used in designing concrete retaining (val) foundations in site 	Grading/ Construction	County	Grading Permit	County Public Works		
		Structural Engineer	Building Permit		-	
1557 test procedures, and shall be used with dead						
loads. This value includes a safety factor of 1.5. This						

^{4 - 21} Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 68 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	value used for design may be increased by 1/3 when transient loads (such as wind and seismic forces) are considered.				3		
•	The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The	Grading/ Construction	County	Grading Permit	County Public Works		
	surcharge considered shall include the loads from any structures or vehicle traffic within a distance		Structural Engineer	Building Permit		•••	
	approximately equal to the height of the retaining wall.						
•	Backfill immediately behind any retaining structure shall be a free-draining granular material. Comments	Grading/	County	Grading Permit	County Public Works		
	on the characteristics of import soils shall be given by	Cousting	Structural Engineer	Building Permit			
	project, either in place, or stockpiled in adequate	-			-		
•	Backfill behind retaining walls shall be with soils that	Grading/	County	Grading Permit	County Public Works		
-	approximately artimum maisture conditioned to	Construction	; j				
	uniformly compacted to at least 90 percent of		ouruciurai Engineer	Building Permit			
	maximum dry density as determined by ASTM D						
	equipment. To aid in the compaction operation,						
	retaining wall backfill shall be placed in lifts not exceeding six inches compacted thickness.						
•	Compaction within the area of a 1H:1V slope from the	Grading/	County	Grading Permit	County Public Works		
	hand operated compaction equipment. This is	Construction	Structural Engineer	Building Permit			
	intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.			ſ			
•	Back-drains, or an equivalent system of backfill drainage shall be incornorated into the retaining wall	Grading/	County	Grading Permit	County Public Works		
	design. Proper back-drainage will minimize the	000000000000000000000000000000000000000	Structural Engineer	Building Permit			
	walls in addition to back-drains, waterproofing of						
	migration through the walls and to help reduce the						
		į					

4 - 22 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 69 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
potential for efflorescent formation.				2		
 The final grade shall be such that all water is diverted away from the retaining wall's foundation or backfill. 	Grading/ Construction	County	Grading Permit	County Public Works	•	
Seiches and Tsunamis		Structural Engincer	Building Permit		The fall them they be the test of the test	
Parcels OT and 21						-
check Person CT and Propagation						
plans for both Parcel O1 and Parcel 21, subject to the review and approval of the Fire Department.						
Noise						
N-1 Noise monitoring shall be performed by a qualified acoustician, who shall be responsible for posting	Grading/ Construction	County	Prior to Grading	County Public Works		
notices at the construction sites describing the nature of the project and the duration and hours of construction.				Regional Planning		
providing a phone number at which noise complaints				1000		
If any violations occur, the equipment in question or	-					
barriers/shields shall be modified before pile driving or						
N-2 The pile driver shall be shielded through noise	Construction	County	Construction	County Public Works		
blankets or a temporary barrier sufficiently to meet the Los Angeles County noise ordinance levels.				County 1 notice at Otics		
N-3 Because the repetitive noise of pile driving may be	Construction	County	Construction	County Public Works		
exceeded the allowable hours of hile driving shall						
be restricted from 8 a.m. to 4:30 p.m. from Monday						
The County of Los Angeles Ordinances requires that						
construction noise measured at nearby single-family						
residential property lines not exceed 75 dB from						
mobile noise sources. The construction noise						
standard for multi-taimily uses is 80 dB, and 85 dB for the adjacent hote. This standard would be mer if						
the following measures are implemented:						

	-				On-going	applied to the project by the County Department of Building and Safety.	
			Prior to Building Permit	County	ion	Construction of multiple family dwelling units requires compliance with all noise insulation	·
			-			minute in the active seniors accommodations on Parcel OT.	
						includes a fresh air supply of 30 cubic feet per	
		Regional Planning			() () () () () () () () () ()	windows (STC=30 rated windows and/or sliding	
			Permit		Operation	the applicant shall incorporate the use of dual-paned	
		County Public Works	Prior to Building	County	Plan Check	In order for the County interior standard of 45 dB	Z-7
						morning to mid-afternoon hours.	
						site), and shall be scheduled to occur from the mick	
			(from the protection Parcel 21, staging shall occur away	
		yegionai i lamilligi	Ongoing		Construction	away from the northwestern portions of the site; and	
		Decional Diamina	() () () () () () () () () ()		Grading/	(for development on Parcel OT, staging shall occur	
		County Public Works	Prior to Grading	County	Plan Check	located as far away as possible from the nearest homes	ì
						All construction storing and delicery	X.
						power for more than 60 minutes within a direct line of	
						on semi-stationary equipment operating under full	
					()	are not limited to, utilizing 1/4-inch plywood screening	
		Regional Planning	Ongoing		Operation	construction equipment noise. These may include him	
•				,	Construction	operating mufflers. Other measures shall be	
		County Public Works	Construction	County	Grading/	All on-site construction equipment shall have properly	۲ ک
		Regional Planning	Ongoing		Operation	utilize the quietest equipment available.	
					Construction	8 a.m. to 5 n m. Monday through Saturday and shall	
		County Public Works	Construction	County	Grading/	All construction and general maintenance activities,	Z 4
June	orgin On	Monitoring	Clearance	Implementation	Phase		
3	Sin Oss	Party Responsible for	Time of	Party Responsible for	Monitoring	·Mitigation	
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO		

4 - 24

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 71 of 97

N-8 The applic attenuation Building C noise insult CBC Appear Wall and flo units from containing airborne sou	Mitigation The applicant shall implement structural noise attenuation measures as required by the California Building Code. The Code requires the following noise insulation features for such units, as stated in CBC Appendix 1208A: Wall and floor-ceiling assemblies separating dwelling units from each other and from public spaces such as interior corridors and service areas shall provide airborne sound insulation for walls and both airborne.	MITIGATIO Monitoring Phase Construction On-going Construction	MITIGATION MONITORING PROGRAM Monitoring Party Responsible for Implementation County Construction County n-going County Plan Construction County Plan County	Time of Clearance Plan Check Prior to Building Permit	Party Responsible for Verification/ Monitoring County Public Works	Sign Off
waii and no units from con interior con arborne sou and impact assemblies. STC rating of a minimum \$2.00.000.000.000.000.000.000.000.000.00	wall after incor-cerling assemblies separating dwelling units from each other and from public spaces such as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies. Wall assemblies shall have a minimum STC rating of 50. Floor-ceiling assemblies shall have a minimum STC and IIC ratings of 50.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works	
• Construction assemblies s Laboratory t ratings of the	Construction details for all sound- and impact-rated assemblies shall be provided on architectural plans. Laboratory test reports governing the STC and IIC ratings of these assemblies shall be specified.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works	
• Entrance do units togethe minimum ST solid core wo	Entrance doors from interior corridors to dwelling units together with their perimeter seals shall have a minimum STC rating of 26. The 1-3/8-inch (35mm) solid core wood or 18-gauge insulated steel slab doors with recilient ston and commence in scale all around with recilient ston and commence in scale all around.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works	
 All penetrations assemblies for pi cabinets, bathtubs, exhaust ducts sha 	All penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed lined insulated or	Construction	County	Plan Check Prior to Building Permit	County Public Works	
 All rigid c appliance ver sealed, lined maintain the 	All rigid conduit, ducts, plumbing pipes, and appliance vents located in sound assemblies shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works	
 Mineral fibe spaces whene floor-ceiling 	Mineral fiber insulation shall be installed in joint spaces whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such pipe or duct	Construction	County	Plan Check Prior to Building Permit	County Public Works	
passes throug	passes through the plane of the floor-ceiling assembly			Prior to Occupancy		

4 - 25 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 72 of 97

Monitoring Party Responsible for Clearance Implementation Plan Check Prior to Building Permit to Building Permit to Building Permit	Party Responsible for Verification/ Monitoring County Public Works	Sign Off	Time
n Check Prior Building Permit rto Occupancy n Check Prior Suilding Permit			
n Check Prior Building Permit or to Occupancy n Check Prior Check Prior Suilding Permit			
Building Permit or to Occupancy or Check Prior Building Permit			
or to Occupancy n Check Prior suilding Permit			
n Check Prior Suilding Permit			
Building Permit			
	_	_	_
Prior to Occupancy		_	
		_	
	T-1		
			••••
of to	Оссиралсу	Оссиратсу	Оссиралсу

1 - 26

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 73 of 97

T		MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
T	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
w	penetrate the sound-rated assemblies provided the conduit is covered at the penetration point with permanently resilient						
	Scalant						
	r loor-ceiling assemblics between residential areas and equipment penthouses (a/c units,						
	etc.) shall be installed in accordance with the						
\neg	 Floor coverings such as carpet and pad which are 	Construction	County	Dian Chark Drive	County Bublic Works		
	required as part of a sound- and impact-rated assembly shall be installed prior to final inspection		Š	to Building Permit	County Lablic WOINS		
	and that such coverings must be retaine as a			Prior to Occupancy			
	only by other floor coverings which provide the		-	On-going			
	Wall-mounted lavatories and toilets are not permitted on sound-rated wall.						
	N-9 Heating, ventilation, or air conditioning (HVAC)	Operation	County	Ongoing	County Public Works		
	hours of 10 n in and 7 a in the secret between the						
	by noise measurement that the noise level from such				Regional Planning		
	1						
7	N-10 Although noise from the Parcel 21 parking structure is not expected to be any greater than what sensitive	Construction	County	Plan Check Prior	County Public Works		
	and controlly experience in the project area, the				Regional Planning		
	a design that coats the floor with a treatment or	Operation		Field Verified Prior to Occupancy			
	provides a swirled concrete texture that reduces tire squeal.						
Z-11	11 Signage shall be posted that notifies parking structure users on Parcel 21 of possible penalties	Construction	County	Plan Check Prior	County Public Works		
	(such as reporting to the Sheriff's Department that			s banang cinin	Regional Planning		
	may result in towing) for false alarms if their alarm does not comply with limits on frequency or	Operation		Field Verified	ű		
	duration of triggering an alarm.			w weedpancy			

4 - 27 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 74 of 97

Water Quality Water Quality Surface Water Quality Gradi	Monitoring Phase	Phase Implementation C	Time of Clearance	Party Responsible for Verification/	oian Otto	
					orga OH	Time
				Monitoring		
	Grading	County	Grading Pormit	County Duklin Wards		
	,	•	Ciading i cilibi	County Fublic Works		
October)			On-going	Regional Planning		
llution	ting/	County	Prior to Grading	County Public Works		
	Construction		Permit			
Division for review and approval and apply the			Ongoing			
appropriate BMPs identified. These may contain at a minimum the following items:						
• During construction, contractors shall be						
required to utilize sandbags and berms to			-			
periods of rain in order to minimize erosion.						
sedimentation, and surface water contamination,		74				
• In order to intercept sediment-laden runoff						
generated during construction activities and trap			···			
employed within the project site.						
Filter fences designed to intercept and detain		-				
velocity of runoff shall be employed unthin						
Standard Urban Stormwaler Mitigation Plan Construction		County	Prior to Grading	County Public Works		
				Regional Water Onality		
Department of Public Works' Land Development	oing		On-going	Control Board		
Division. The SUSMP shall include best						-
management practices for controlling and treating						
runoff. Any such best management practice of						
devices shall be incorporated as shown on the			-10-			
Ciamage Concept as approved by the County of Los						

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 75 of 97

	MITIGATIO	MITIGATION MONITORING PROGRAM	GRAM			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Angeles Department of Public Works, if necessary, for compliance with applicable Total Maximum Daily Loads under the Los Angeles Regional Water Challes Control Dancel						
Air Quality						
Construction Period Impacts	Grading/	County	Plan Check Prior	County Public Works		
AQ-1 The applicant shall prepare a Construction	Construction		to Grading Permit.	County Choire of Oliva		• 4.
control fugitive. Il include the fo		ABA	On-going	SCAQMD		
control measures:			ť			
 The simultaneous disturbance site should be 						
minimized as much as possible.						
 The proposed project shall comply with SCAOMD established minimum requirements 						
for construction activities to reduce fugitive						
cust and fivi-10 cmissions. A plan to control						
best available control measures shall be						
prepared and submitted to the County for						
approval prior to the issuance of grading						
permits. The plan shall specify the dust control						
may include but are not limited to:						
a) Application of soil stabilizers to inactive						
b) Freparation of a high wind dust control						
plan and implement plan elements and terminate soil disturbance when winds						
exceed 25 mph;						
 c) Stabilization of previously disturbed areas 						
		•				
The project proponent shall comply with all	Grading/	County	On-going	County Dublic Works		
	Construction		or or	County t upite Works		
		-		SCAQMD		
_						
the site. Rule 403 prohibits the release of						

4 - 29 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 76 of 97

		INVOCATION TO THE STATE OF THE	CIVALY.			
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
fugitive dust emissions from any active				Monitoring		
operation, open storage pile or disturbed surface						
area visible beyond the property line of the						
roadways is also prohibited.						
 Adequate watering techniques shall be 						
employed to mitigate the impact of						
construction-related dust particulates. Portions						
of the site that are undergoing surface earth						
moving operations shall be watered such that a						
crust will be formed on the ground surface, and						
then watered again at the end of each day.						
Watering of exposed surfaces and haul roads	-					
three times/day is recommended.						
Any vegetative cover to be utilized onsite shall						
be planted as soon as possible to reduce the						
disturbed area subject to wind erosion.						
irrigation systems required for these plants shall						
be installed as soon as possible to maintain						
good ground cover and to minimize wind					•	
erosion of the soil.						
 Any construction access roads (other than 						
temporary access roads) shall be paved as soon						
as possible and cleaned after each work day.				100		
The maximum vehicle speed on unpaved roads						
shall be 15 mph.				-		
• Grading operations shall be suspended during						
	Grading/	County	Prior to Gradina			
	tion		Permit Oracing	County Public Works		
Plan shall incorporate the following mitigation			-	SCAQMD		
measures: Construction parking shall be configured			On-going			
to minimize the potential for traffic interference and						
vehicle idling.						
Any construction equipment using direct internal	~					-

4-30 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 77 of 97

 competitive, the applicant shall incorporate the following practices: Utilizing electricity from power poles in place of temporary diesel or gasoline-powered generators: 	filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive. All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. To the extent that such measures are economically feasible/coef	 Truck deliveries occurring during construction shall be consolidated to the extent feasible. Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. On-site heavy equipment used during grading and 	 Tier 3 rated engines shall be used for all equipment during site grading, if available. Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available. Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes. Construction operations that may affect traffic flow on the arterial system shall be limited to off-peak 	retard. • Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. 90 day Low NOx tune-ups shall be required for off-road equipment.	Mitigation
					MITIGATIO Monitoring Phase
					MITIGATION MONITORING PROGRAM Aonitoring Party Responsible for Implementation C
					FRAM Time of Clearance
					Party Responsible for Verification/ Monitoring
					Sign Off
					Time

CUL-1 During the removal of asphalt paving and subsequent grading of the sites, the sites shall be monitored by a qualified archaeological monitor. The archaeological monitor shall also be accompanied by a Native American Monitor to be selected from the Native American Heritage Commission approved list for this area. Should evidence of any prehistoric resources, the archaeologist must be notified and work in the find area shall cease until the monitor arrives. The State Historic Preservation Office and Los Angeles	Tree removal shall be performed between the dates of August 1 through January 31 to avoid the nesting bird season. Should this not be feasible, a qualified biologist shall conduct a thorough examination of the tree to determine whether nesting birds are present, and if found, the status of the nest shall be noted. The nest survey shall take place not more than three days (72 hours) prior to the planned removal. If nesting birds are present, the biologist shall prepare a recommendation, which may include a delay of the removal until such time that nesting has been completed. The recommendation of the biologist shall be communicated to the local CDFG Agent for approval and consent prior to removal of the tree(s).		Mitigation Monitoring Party Responsible for Time of Phase Implementation Clearance	MITIGATION MONITORING PROGRAM
	rading	Monitoring	Time of Party	VAM
			Sign Off Time	

4 - 32 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 79 of 97

		MITIGATIO	MITIGATION MONITORING PROGRAM	RAM	B 4. B		
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	rarty Kesponsible for Verification/ Monitoring	Sign Off	Time
	County Department of Regional Planning shall also be notified if such resources are uncovered. The				2		
	= ^						
	significant archeological resources, while the find is evaluated in accordance with CEQA criteria for significance.						
CUIL-2	Should evidence of any prehistoric or historic archaeological resources be uncovered a Phase II	Grading/ Construction	County	On-going	County Regional		
The book made	evaluation must be conducted in accordance with Section 15064.5(f) of the CEQA Guidelines.	Constitution	Archaeological Monitor		rianning		
CUL-3	Following §30116(d) of the Coastal Act, any cultural resource found in the portion of the LCP study area planned for development shall be collected and	Grading/ Construction	County	On-going	County Regional Planning		
	maintained at the Los Angeles County Museum of Natural History or other appropriate location as otherwise provided by State law						
CUL-4	Should human remains be discovered during the removal of asphalt paving and subsequent grading of	Grading/ Construction	County	On-going	County Regional Planning		
	permitted access to the site for preliminary		Archaeological Monitor		County Coroner		
	identification of the remains. Preservation and disposition of the remains shall be conducted in				Matica Amarican		
	accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.				Heritage Commission		
•	If the remains are found to be of Native American origin, the Native American Heritage Commission						
	must be notified and permitted to identify the Most Likely Descendant (MLD), and, in consultation with		-				
	the proponent and archaeological monitor, determine						
	in Section 15064.5(d) of the CEQA Guidelines.	-			•		
CUL-5	As part of the Coastal Development Permit application involving disturbance of native soils or	Grading/Cons truction	County		County Regional Planning		
	vegetation, including but not limited to excavation, pile driving or grading the applicant shall provide		Archaeological		Office of Ctate Ulateria		
					C		

w

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 80 of 97

4-34 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 81 of 97

						TA-2 Pursuant to the Marina del Rey Specific Plan Transportation Improvement Program (TIP), the applicant shall provide a "fair share" contribution toward the funding of Category 1 (local Marina) and Category 3 (regional) roadway improvements, based on the amount of project PM peak hour trips. [As the County's traffic mitigation fee structure is currently \$5.690 per PM peak hour trip, the proposed project shall be required to pay \$170.700 in trip mitigation fees, based on the expected project
·		County Public Works Regional Planning	Prior to Building Permit	County	Plan Check	Cumulative Traffic/Access Impacts For the intersections of Admiralty Way at Via Marina, Admiralty Way at Palawan Way, and Admiralty Way at Bali Way:
						and Lighting Division for review and approval. The Traffic Control Plans shall designate haul routes for construction-related vehicles, the location of access to the construction site, and staging and parking areas for workers and equipment. The Plans shall also specify the permitted hours of construction, methods of safeguarding traffic flow, methods of ferouting or detouring traffic flow, methods of ferouting or detouring traffic control devices (including signs, flashing arrows, traffic cones and delineators, barricades, flaggers, temporary modifications to existing signals and signal timing, etc.), as necessary. Further, the Plans shall address the provision of signage for alternative pedestrian and bicycle access routes where affected, coordination with pubic transit providers (such as the MTA, LADOT Commuter Express, and Culver City Bus). The Plans shall include the MTA telephone number (213-922-4632) of the Metro Bus Operations Control Special Events Coordinator that the contractor shall contact for construction coordination outreach efforts
Time	Sign Off	Party Responsible for Verification/ Monitoring	Time of Clearance	Party Responsible for Implementation	Monitoring . Phase	Mitigation
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO	

4 - 35

Final EIR April 2010

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 82 of 97

		Regional Planning				project frontage on Admiralty Way.
		County Public Works	Prior to Grading Permit	County	Plan Check	right of way for the future widening of Admiralty Way as well as an eight-foot sidewalk along the
		Regional Planning				intersection or 2) the conversion of the shared left-turn/through lane to a shared through/left-/right-turn lane on the westbound approach to the Admiralty
		County Public Works	Prior to Building Permit	County	Plan Check and/or	ine proposed project shall contribute "fair share" funding to either 1) a second southbound left-turn lane at the Admiralty Way at Mindanao Way.
-						shall contribute 3.8 percent of the impact at this location. While cost estimates for this improvement
						Washington Boulevard and an exclusive right-turn lane (add a second left-turn). The proposed project
						to northbound dual left-turn lanes, and 3) two northbound left-turn lanes, and 3) two northbound left-turn lanes onto weethers.
						realignment at the south leg of the intersection to reduce the angle of the northbound right-turn only
						provide 1) a new traffic signal at the intersection of Washington Boulevard and Palawan Way, 2)
		Regional Planning	Permit			Way, Washington Boulevard at Ocean Avenue/Via Marina, and Admiralty Way at Mindanao Way:
			D. 11.	County	Plan Check	rovements].
						್ದಿ ಇ
Time	Sign Off	Party Responsible for Verification/ Monitoring	Time of Clearance	Party Responsible for Implementation	Monitoring Phase	Mitigation
			GRAM	MITIGATION MONITORING PROGRAM	MITIGATIO	

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 83 of 97

> Final EIR April 2010

		MITIGATIO	MITIGATION MONITORING PROGRAM	RAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
Utilities	Utilities (Water Supply)				Thomas ing		
Water Demand	emand	Plan check	County	Prior to Grading	County Public Works		
WS-1	The applicant shall prepare a landscape plan that meets all provisions of Title 26 of the Los Angeles County Code. Chapter 71. Water Efficient Landscaping.	and construction		Permit		· · · · · · · · · · · · · · · · · · ·	
W:S-2	The applicant shall incorporate into the building plans water conservation measures as outlined in the	Building Plan	County	Prior to Building	County Public Works		
•	Prains water conscivation incasures as outlined in the following: State of California Health and Safery Code Section	Construction		Permit			
•	State of California Health and Salety Code Section 17921.3, requiring low-flow toilets and urinals; Title 24. California Administrative Code, which	and Operation					
	establishes efficiency standards for shower heads. lavatory faucets, and sink faucets, as well as						
	requirements for pipe insulation that can reduce water used before hot water reaches equipment or						
•	Government Code Section 7800, which requires that						
	lavatories in public facilities be equipped with self- closing faucets that limit the flow of hot water.						
WS-3		Plan approval and	County	Prior to Utility Plan approval	County Public Works		
	serve" letters issued for Parcel OT and Parcel 21, including, but not limited to, the payment of	Construction		Prior to Building	-		
	connection fees and implementation of water system improvements, if necessary.			Permit			
WS-4	The construction of on-site facilities shall meet all health and safety codes, and all domestic water	Plan approval and	County	Prior to Utility Plan approval	County Public Works		
	service meter and fire protection connections shall have a backflow device to prevent contamination of	Construction		Prior to Building			
a CON	the public water system.			Permit ·			
WS-5	The District has prepared a water main relocation and expansion plan for the 14-inch water main that	Prior to Grading	County	Prior to Grading Permit	County Public Works		
		Permit					
•	upsized water main shall be installed and operational						•
	on Parcel OT, unless the water main upsizing is to				The state of the s		

Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 84 of 97

> Final EIR April 2010

		MITIGATIC	MILIGATION MONITORING PROGRAM	GRAM			
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/	Sign Off	Time
	proposed project. The applicant shall be responsible for costs associated with relocating the water main on Parcel OT or compensating the District for such incurred costs.				9		
WS-6	The applicant shall complete the following tasks, for review and approval by the County of Los Angeles Fire Department:	Water /Utility Plan	County	Water/Utility Plan Check	County Public Works		
	Percet OT Prepare a Fire Safety Plan; Verify and perform Fire Flow Availability tests on 1) the nearest existing public fire hydrant on Admiralty Way (Los Angeles County Waterworks), and 2) the nearest existing public fire hydrant on Washington Boulevard (District): Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196). Parcel 21 Prepare a Fire Safety Plan: Verify the nearest existing public fire hydrant to the property: Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196).	Building Permit approval for architectural plans. On-going		Prior to Building Permit	County rire Department		
	Verify the nearest existing public fire hydrant to the property: Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196).		• .				
W-7	Prior to issuance of the grading permit for the proposed project, the water main infrastructure in Panay Way shall be replaced with a water main that is up to 18 inches in diameter and operational in order to meet the fire flow demand of the project on Parcel 21.	Grading / Construction	County	Prior to Grading Permii	County Public Works		

20 3	Monitoring Phase Grading /	Monitoring Party Responsible for Phase Implementation C	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
ronmental Safety The applicant shall adhere to all applicable County, State, and Federal guidelines regarding the handling, excavation, disposal, and/or remediation of soils	rading /			Sulloumoral		1 11112
The applicant shall adhere to all applicable County, State, and Federal guidelines regarding the handling, excavation, disposal, and/or remediation of soils classified as hazardays weeks which was included.	rading /					
classified as hazardana marka maintain include	Construction	County	Prior to Grading Permit	County Public Works		
but not be limited to, the development and			On-going			
implementation of a Soil Management Work Plan						
(SMWP) for the project, as well as correspondence with the Regional Water Quality Control Board						
(RWQCB) and Department of Toxic Substances Control (DTSC) to determine the level of any						
	Grading /	County	During Grading	County Public Works		
debris is discovered during construction/grading Co activities, and the waste or debris is believed to	Construction		· ·			
involve hazardous waste or materials, the contractor						
shall: immediately stop work in the vicinity of the						
suspected contaminant, remove workers and the						
secure the area as directed by the resident inspector:						
and notify the County of Los Angeles Hazardous						
Waste/Materials Coordinator and the Fire				,		
Department. Work in the affected area shall cease						
until the proper approval is granted by the						
appropriate governmental oversight agency and a						
OT Mothers Committee, II necessary.						
UI Methane Concentrations	Construction	County	Prior to Building	County Public Works		
ES-3 The applicant shall install a passive ventilation			Permit			
system beneath the building foundation system on						
=			Prior to Occupancy			
consists of four-inch diameter perforated	-					
gravel-filled trenches beneath the building. These						
vent lines are normally spaced no more than 20 to 30						
feet apart in order to effectively ventilate the						
subgrade beneath the building. The sub-slab vent						
lines are connected to vent risers installed within the				-		

ES-6 Upon finalization of architectural plans for the and prior to issuance of project subsurface meth review such plans recommendations for				Mitigation
Opon finalization of the foundation and/or Coarchitectural plans for the structure on Parcel OT, and prior to issuance of the Grading Permit, the project subsurface methane gas consultant shall review such plans and provide further review such plans and provide further recommendations for methane gas mitigation		,	bines, the methane vent risers terminate above the roofline of the building. A dewatering system shall be required if the methane vent lines are less than one foot above the historic high groundwater level at the site.	ion
Construction Operation	Construction	Construction		Monitoring Phase
County Methane Gas Consultant	County	County		Phase Implementation C
Grading Permit Building Permit	Prior to Building Permit	Prior to Building Permit		Time of Clearance
County Public Works	County Public Works	County Public Works	T	Party Responsible for Verification/
				Sign Off
				Time

4-40 Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 87 of 97

> Final EIR April 2010

 Encouragement of the use of transit, bicycling and walking by providing infrastructure to promote their use (bike paths and sidewalks): Prohibition against the installation and use of wood burning fireplaces; and Use of low volatile organic compound (VOC) coatings for painted surfaces. 	tank water heating system; Use of improved insulation and ducting; Use of natural lighting; Installation of energy efficient lighting and/or maximize use of low pressure sodium and/or fluorescent lighting; Use of drought-tolerant landscaping subject to County review.	 Installation of low NOx (nitrogen oxide) residential water heaters and space heaters; Installation of Energy Star labeled furnaces, equipment, and appliances; Use of water-based paint on exterior surfaces; Use solar-assisted water heating and/or tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage 	It should be noted that the project, in mitigating for traffic and air quality impacts, has been designed to incorporate many of the mitigation measures to reduce greenhouse gas emissions recommended by the scientific community. Additionally, the applicant has incorporated several measures into the project design that exceed minimum Title 24 energy conservation requirements. Among these measures are:	measures, it necessary. Any additi recommendations by the subsurface methane consultant shall be adhered to by the applicant. Global Climate Change	3
bicycling and promote their duse of wood cound (VOC)	g; ghting and/or odium and/or g subject to	ide) residential led furnaces, arfaces; or tankless hot ergy efficiency central storage		ny additional methane gas pplicant.	
			Construction Operation		Monitoring Phase
			County		Aonitoring Party Responsible for Phase Implementation C
			Building Permit Plan Check Prior to Occupancy Ongoing		Time of Clearance
			County Public Works Regional Planning		Party Responsible for Verification/ Monitoring
·					Sign Off
					Time

California Health and Safety Code

Division 7: Dead Bodies

Part 1, Chapter 2: General Provisions

- 7050.5.(a) Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the Public Resources Code. The provisions of this subdivision shall not apply to any person carrying out an agreement developed pursuant to subdivision (1) of Section 5097.94 of the Public Resources Code or to any person authorized to implement Section 5097.98 of the Public Resources Code.
 - (b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her

California Health and Safety Code Dead Bodies, General Provisions: Section 7050.5-7055 pg. 1

> Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 89 of 97

- authorized representative, notifies the coroner of the discovery or recognition of the human remains.
- (c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

California Health and Safety Code Dead Bodies, General Provisions: Section 7050.5-7055 pg. 2

> Project No. R2006-02726-(4) CUP No. 2006-00223-(4) Page 90 of 97

Cal Pub Resources Code § 5097.94 (2011)

§ 5097.94. Powers and duties of commission

The commission shall have the following powers and duties:

- (a) To identify and catalog places of special religious or social significance to Native Americans, and known graves and cemeteries of Native Americans on private lands. The identification and cataloguing of known graves and cemeteries shall be completed on or before January 1, 1984. The commission shall notify landowners on whose property such graves and cemeteries are determined to exist, and shall identify the Native American group most likely descended from those Native Americans who may be interred on the property.
- **(b)** To make recommendations relative to Native American sacred places that are located on private lands, are inaccessible to Native Americans, and have cultural significance to Native Americans for acquisition by the state or other public agencies for the purpose of facilitating or assuring access thereto by Native Americans.
- (c) To make recommendations to the Legislature relative to procedures which will voluntarily encourage private property owners to preserve and protect sacred places in a natural state and to allow appropriate access to Native American religionists for ceremonial or spiritual activities.

- (d) To appoint necessary clerical staff.
- (e) To accept grants or donations, real or in kind, to carry out the purposes of this chapter.
- (f) To make recommendations to the Director of Parks and Recreation and the California Arts Council relative to the California State Indian Museum and other Indian matters touched upon by department programs.
- (g) To bring an action to prevent severe and irreparable damage to, or assure appropriate access for Native Americans to, a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine located on public property, pursuant to Section 5097.97. If the court finds that severe and irreparable damage will occur or that appropriate access will be denied, and appropriate mitigation measures are not available, it shall issue an injunction, unless it finds, on clear and convincing evidence, that the public interest and necessity require otherwise. The Attorney General shall represent the commission and the state in litigation concerning affairs of the commission, unless the Attorney General has determined to represent the agency against whom the commission's action is directed, in which case the commission shall be authorized to employ other counsel. In any action to enforce the provisions of this subdivision the commission shall introduce evidence showing that such cemetery, place, site, or shrine has been historically regarded as a sacred or sanctified place by Native American people and represents a place of unique historical and cultural significance to an Indian tribe or community.
- (h) To request and utilize the advice and service of all federal, state, local, and regional agencies.
- (i) To assist Native Americans in obtaining appropriate access to sacred places that are located on public lands for ceremonial or spiritual activities.
- (j) To assist state agencies in any negotiations with agencies of the federal government for the protection of Native American sacred places that are located on federal lands.
- **(k)** To mediate, upon application of either of the parties, disputes arising between landowners and known descendents relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

The agreements shall provide protection to Native American human burials and skeletal remains from vandalism and inadvertent destruction and provide for sensitive treatment and disposition of Native American burials, skeletal remains, and associated grave goods consistent with the planned use of, or the approved project on, the land.

(I) To assist interested landowners in developing agreements with appropriate Native American groups for treating or disposing, with appropriate dignity, of the human remains and any items associated with Native American burials.

Cal Pub Resources Code § 5097.98 (2011)

§ 5097.98. Notification of discovery of Native American human remains; Reinterment; Exemption from other laws

- (a) Whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
- (b) Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed

in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

- (1) The descendants' preferences for treatment may include the following:
- (A) The nondestructive removal and analysis of human remains and items associated with Native American human remains.
 - (B) Preservation of Native American human remains and associated items in place.
- **(C)** Relinquishment of Native American human remains and associated items to the descendants for treatment.
 - (D) Other culturally appropriate treatment.
- (2) The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.
- (c) For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other.

(d)

- (1) Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.
- (2) Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.
- (e) Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:
- (1) Record the site with the commission or the appropriate Information Center.
- (2) Utilize an open-space or conservation zoning designation or easement.
- (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.
- **(f)** Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native

American human remains. Culturally appropriate treatment of the discovery may be ascertained from a review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).

- (g) Notwithstanding Section 5097.9, this section, including those actions taken by the landowner or his or her authorized representative to implement this section and any action taken to implement an agreement developed pursuant to subdivision (/) of Section 5097.94, shall be exempt from the requirements of the California Environmental Quality Act (Division 13 (commencing with Section 21000)).
- (h) Notwithstanding Section 30244, this section, including those actions taken by the landowner or his or her authorized representative to implement this section and any action taken to implement an agreement developed pursuant to subdivision (/) of Section 5097.94, shall be exempt from the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000)).

Cal Pub Resources Code § 5097.99 (2011)

First of 2 versions of this section

§ 5097.99. (First of two; Operative until October 1, 2011) Possession of Native American artifacts or remains

- (a) No person shall obtain or possess any Native American artifacts or human remains which are taken from a Native American grave or cairn on or after January 1, 1984, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (/) of Section 5097.94 or pursuant to Section 5097.98.
- **(b)** Any person who knowingly or willfully obtains or possesses any Native American artifacts or human remains which are taken from a Native American grave or cairn after January 1, 1988, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (/) of Section 5097.94 or pursuant to Section 5097.98, is guilty of a felony which is punishable by imprisonment in the state prison.
- (c) Any person who removes, without authority of law, any Native American artifacts or human remains from a Native American grave or cairn with an intent to sell or dissect or with malice or

wantonness is guilty of a felony which is punishable by imprisonment in the state prison.

Cal Pub Resources Code § 5097.99 (2011)

Second of 2 versions of this section

 \S 5097.99. (Second of two; Operative October 1, 2011) Possession of Native American artifacts or remains

- (a) No person shall obtain or possess any Native American artifacts or human remains which are taken from a Native American grave or cairn on or after January 1, 1984, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (/) of Section 5097.94 or pursuant to Section 5097.98.
- **(b)** Any person who knowingly or willfully obtains or possesses any Native American artifacts or human remains which are taken from a Native American grave or cairn after January 1, 1988, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (/) of Section 5097.94 or pursuant to Section 5097.98, is guilty of a felony which is punishable by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code.
- (c) Any person who removes, without authority of law, any Native American artifacts or human remains from a Native American grave or cairn with an intent to sell or dissect or with malice or wantonness is guilty of a felony which is punishable by imprisonment pursuant to subdivision

(h) of Section 1170 of the Penal Code.

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	OCTOBER 11, 2011
DEPARTMENT NAME:	COUNTY COUNSEL
BOARD LETTERHEAD:	COUNTY COUNSEL
SUPERVISORIAL DISTRICT AFFECTED:	FOURTH
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	☐ APPROVE ☐ APPROVE WITH MODIFICATION ☐ DISAPPROVE

* * ENTRY MUST BE IN MICROSOFT WORD *

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Adopt findings, conditions, and order for approval of Project Number R2006-02726-(4), which consists of Coastal Development Permit Number 2006-00003-(4), Conditional Use Permit Number 2006-00223-(4), and Parking Permit Number 2006-00015-(4) to authorize the demolition of an existing commercial facility on Marina del Rey Parcel 21 and the subsequent construction of a new 29,348-square-foot commercial facility with an attached 6-level parking structure and a 28-foot-wide pedestrian promenade applied for by Holiday-Panay Way Marina L.P. (On April 26, 2011, the Board adopted the Findings and Statement of Overriding Consideration, and Mitigation Monitoring Program for the project and indicated its intent to approve.) (County Counsel)